

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251283
Site Address:	62 Broadwater Road, Twyford, Wokingham, RG10 0EU
Expiry Date:	7 August 2025
Site Visit Date:	30 June 2025
Proposal: Householder application for the proposed erection of a single storey rear extension, a two-storey infill extension, a first-floor side extension, and a front extension to form a porch, alongside the partial conversion of the existing garage, and changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
060591	Proposed part conversion of garage to form habitable room.	Approve 28 th December 2006

CONSULTATION RESPONSES

Internal

WBC Highways – Further Information Requested
WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: The site is a two-storey 1970's detached dwelling located in the residential area of Twyford. It occupies a corner plot and benefits from an open plan front garden with a driveway for off street parking.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Proposal: A single storey rear extension, a two-storey infill extension, a first-floor side extension, and a front extension to form a porch, alongside the partial conversion of the existing garage, and changes to fenestration.

The front extension to form a porch will have a pitch roof, be approximately 3m in height, 2.8m in width and 1.5m in depth. The single storey rear extension will have a flat roof with parapet and 2 no. roof lanterns. It will measure approximately 3m in height, 12.5m in width and 3m in depth.

The side extension will be part first floor/part two-storey. It will measure approximately 6.1m in height, 1.1 in width and 6m depth. The roof will be approximately 0.2m lower than the main roof line and the eaves will be in line with existing. The proposed first floor front and side elevations will be set back by approximately 1m from the existing ground floor. The distance to the side boundary would be approximately 1m at the front and narrowing to approximately 0.6m at the rear.

The layout of the ground floor would be reconfigured to provide an open plan kitchen/dining/sitting area, a utility/boot room, WC, storeroom, TV games room,

formal sitting room and study. On the first floor there would be 5 no. bedrooms, a bathroom and ensuite.

Procedural Matters

A Revised Location and Site plan was received by the Council on 6th August 2025, and after the consultation date had ended. However, the revised proposed plans showed a minor amendment to show the repositioning of 1 no. parking space. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- Front extensions should not project significantly forward of the building line.

The application site is on the corner of a short cul de sac and the street scene is detached two storey dwellings of a similar age and varying designs. Several properties in the cul de sac have been extended: no 58 has a part two storey, part single storey side/rear extension; no. 56 has a two-storey front extension; no. 50 has a two-storey front extension and first floor side extension; no. 46 has a first-floor side extension; and no.44 has a part single/part two storey side extension.

In this case, the rhythm of buildings and gaps between them along the street frontages would not be disrupted because the application site occupies a corner plot. The eaves height of the side extension would be in line with existing and the ridge height would be lower than the main roof line. The separation distance of the side extension with the boundary would be approximately 1m at the front, reducing to 0.6m in the rear. Although the rear corner of the side extension would be closer to the boundary than what is recommended in the BDG, it would be partially screened from the public realm by a tall fence approximately 2m in height and vegetation approximately 3m in height. The side extension would also be set back from the highway by amenity land and the separation distance with no. 45 Broadwater Close would be approximately 25m. adjacent to amenity land. The single storey front porch extension would extend beyond the principal elevation by approximately 1.7m and not be overly prominent in the street scene.

Therefore, given that several other properties in the cul de sac have had two storey side extensions, the proposal would not have a significant impact on the character of

the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: There would be no windows to the side wall of the first-floor extension. On the ground floor, there would be a window to serve the study on the east facing wall overlooking the side boundary with no. 60 that would be set back approximately 5m from the principal elevation and face onto the side main entrance door at no. 60 which serves a hallway. The side window to the sitting room at no. 60 is set further forward near the front elevation. Therefore, the study window would not directly overlook a habitable room.

Loss of Light: The proposal would not impact neighbouring properties in relation to loss of light.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case there are examples of other properties with similar two side extensions at no.'s 58, 56 and 50 Broadwater Road. In addition, the proposal occupies a corner plot. The rear extension would be single storey and project 3m from the main rear wall and be approximately 1.5m from the rear boundary with no. 60 Broadwater Road.

Therefore, the height and bulk of the dwelling will not significantly harm the neighbouring occupiers.

Overall, the proposal would comply with Policy CP3 of the Core Strategy regarding neighbour amenity.

Highway Access and Parking Provision: *The Highways Officer has commented on application 251283 as follows: "The proposal will result in additional habitable rooms. The submitted drawing indicates three parking spaces within the red line and this level of parking would meet WBC parking standards. However, the proposed parking layout is not considered possible due to the existing lamp column, and any extension of the dropped crossing would be contrary to WBC Traffic Management team's guidance.*

Therefore, Highways request a revised plan which indicates the third parking space provided at an angle within the site frontage, so that it is possible to access this space using the existing dropped crossing."

Officer response: The applicant has amended the site plan to show the third parking space provided at an angle within the site frontage and accessible via the existing dropped crossing.

Ecology: Although the application site is in an area where a Bat survey is required for planning applications that involve roof modifications, in this case, the proposal would not involve modifications to the main roof. Therefore, if the application were to be approved an Informative is recommended.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	06 August 2025
Earliest date for decision:	24 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	6 August 2025