

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252366
Site Address:	100 London Road, Twyford, Wokingham, RG10 9HH
Expiry Date:	12 December 2025
Site Visit Date:	13 November 2025
Proposal: Householder application for the erection of a single-storey rear extension, first-floor side extension, garage conversion to create habitable accommodation, erection of a front bay window and removal of the existing chimney and rear extensions.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Twyford Neighbourhood Plan

PLANNING HISTORY		
Application No.	Description	Decision & Date
181988	Householder application for the proposed erection of single storey side extension to dwelling plus roof alterations.	Approved 30/08/2018

CONSULTATION RESPONSES

Internal
WBC Drainage – No objection, subject to condition. WBC Landscape and Trees – No objection, subject to condition. WBC Ecology – No comments received.
External
None.

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Original proposal: One letter of objection. Concerns relate to: - Loss of light to the residents of no. 2 Northbury Avenue. - Overbearing impact to no. 2 Northbury Avenue. - Loft conversion out of character with the local area. - Overlooking impact of loft conversion. Amended proposal: No comments received and therefore no objection.

APPRAISAL
Site Description: The application site consists of a two-storey detached property located on the eastern side of London Road, Twyford. London Road is a major A road that links Twyford due south of the site with Hare Hatch to the north. The road is characterised by its semi-verdant nature afforded by the mature trees and hedging that line the road. The application site is well set back from the road behind established hedging and a large tarmac driveway. There is a notable level change across the site with the rear of the plot being at a significantly higher level than the front. The road boasts a range of property types including bungalows, chalet-style bungalows, terraced, semi-detached and large detached dwellings. There is no prevailing character to the houses along the road which vary in age, style and size. Typical materials include red brick, render, hung tiles and pebble dash. Proposal: This application seeks approval for the erection of a garage conversion to create habitable accommodation, a flat roof single-storey rear extension with two rooflights, a first-floor side extension with a hipped roof form and the erection of an additional bay window in the front elevation at ground floor level. Other changes proposed include the removal of the existing chimney stack and a replacement rear patio with steps that lead up to the rear garden.

Proposed materials include brickwork to match the host dwelling, roof tiles similar to the existing main roof and composite and aluminium fenestration.

Also proposed is a sliding entrance gate which would be constructed from timber and would be set into the site away from the front boundary.

NOTE:

The original submission included a loft conversion with rear dormer. Following discussions with neighbours, revised plans were submitted and accepted which have removed the loft conversion and introduced a first-floor side extension.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update:

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025. An examination hearing was carried out in November 2025 to consider the soundness and legal compliance of the submitted Plan, based on the criteria set out in paragraph 35 of the National Planning Policy Framework December 2023 (the Framework) and associated regulations, namely the Planning and Compulsory Purchase Act 2004, the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

Character of the Area:

London Road boasts a range of property types which vary in design and form. Many of the properties have benefitted from alterations and extensions over the decades which has resulted in a mixture of designs and no dominating architectural style.

The proposal includes a first-floor side extension above the existing ground-floor side extension. Policy CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed first-floor side extension would represent a subservient addition to the host dwelling by being set back from the principal building line and maintaining the existing eaves height. The proposed hipped roof form would also be subordinate to the main roof by being set down approximately 0.38m from the main ridge line. At ground-floor level the existing casement window that serves the ground-floor side extension would be replaced with a bay window to match the existing bay window in the front

elevation. This creates a more symmetrical property frontage and unifies the side extensions with the host dwelling.

In addition, due to the property being set back more than 20m from the road and the existing dense, established hedgerow along the front and side boundaries, there would be scant views of the proposed changes to the property frontage. Therefore, it is considered that the changes proposed to the front of the property and side extension would have a neutral impact on the character of the host dwelling and public realm.

The proposed garage conversion to create habitable accommodation would include a storage area to the front and would retain the garage door. Therefore, the visual appearance of a garage from the road would not be altered by the proposal and is acceptable.

The proposed flat roof, single-storey rear extension would not be visible from the road as the existing dwelling and mature hedging surrounding the front of the site would screen the extension from the street scene. Therefore, the proposed rear extension would have no detrimental impact on the character of the local area.

The proposed materials include brickwork and rooftiles which would match or be similar to the host dwelling, these are acceptable.

The proposal also includes a timber sliding timber entrance gate. The gate would be set approximately 5m into the site away from the front boundary and would not alter the existing vehicle access. As the installation of the gate would not affect the existing hedgerow along the boundary, the leafy character would be retained which adds a valuable contribution to the semi-verdant setting of the street scene.

Neighbouring Amenity:

Overlooking:

There is one additional window proposed at first-floor level in the front elevation to serve a bedroom. The BDG recommends that a 10m minimum separation distance should be retained between front-to-front elevations in order to maintain privacy. The proposed window would be more than 55m from the front fenestration of no. 139 London Road, this is acceptable.

There is one additional window proposed at first-floor level in the rear elevation to serve an en-suite bathroom. As this serves a non-habitable room and approximately 30m from the flank elevation of no. 2 Northbury Avenue to the rear of the site, there would be no adverse loss of privacy impacts that would be generated.

Loss of Light & Overbearing:

The proposed first-floor side extension would be contained above the existing footprint of the ground floor side extension. Page 56 of the BDG states that 'A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width'.

It is acknowledged that the first-floor side extension would fall slightly below this guidance as it would be approximately 0.6m from the shared boundary. However, the

extension would have a hipped roof form which would be set down from the main ridge line. This would be less intrusive than a pitched roof as it creates a softer, more gradual transition in height, with lower edges along the roofline. This would reduce the amount of shadow cast onto the neighbouring property, as well as reducing the perceived and actual bulk of the built form. This helps to maintain a more open feel and would allow more daylight to reach the adjacent windows at no. 102.

Due to the host dwelling being approximately 9m further forward than the principal building line of no. 102, the proposed side extension would breach a line of 45-degrees. However, the 45-degrees rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is not considered a robust basis to refuse the scheme, given the host dwelling in its existing form already breaches a line of 45-degrees. The introduction of a first-floor level would create a taller mass of built form along the boundary, however, given the hipped roof form and southeasterly orientation of the host dwelling and adjoining neighbour, any impact would be limited to evenings, and the adjoining fenestration would still receive adequate light for the majority of the day.

Highway Access and Parking Provision:

The proposal includes the installation of a front gate. The gate would be set in from the front boundary by approximately 5m and would not alter the existing pedestrian and vehicle access. The proposed parking plan shows on-site parking for at least three vehicles. The level of parking is considered acceptable in order to serve the proposed development.

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development, however they requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the EA mapping. Therefore, it is considered unreasonable to request further details when compared with the scale of the development proposed, plus the site would retain sufficient permeable ground. Accordingly, the condition is not attached.

Landscape and Trees:

The application site benefits from a number of trees and hedgerows which contribute to the leafy character of London Road. None of the trees are protected. The council's Landscape and Trees officer was consulted and raised no objection to the proposal, subject to additional information to secure an Arboricultural Implications Assessment to determine the potential impact on the existing trees and vegetation. Whilst this is duly noted, the application form states that no trees or hedges need to be removed in order to carry out the development. In addition, the proposed development is a significant distance away from the closest trees (fir trees) which are not protected. Accordingly, the condition is not applied, however, the Tree Protection details set out on page 9 of the submitted Design and Access Statement (Holtham Newman Architects, 24 November 2025) will be conditioned.

Ecology:

The application site is located in an area suitable for bat roosts. A Preliminary Roost Assessment (John Wenman, September 2025) was submitted. The ecologist concluded that the proposals will not have any impact to bats and their roosts.

Therefore, in this instance, an emergence survey is not required. An informative will be applied to any grant of approval to specify that in the unlikely event that bats are encountered during construction, the works must cease until a licensed ecologist has been to site to advise on how to proceed.

Conclusion:

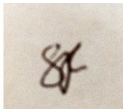
For the reasons set out above and subject to conditions, the proposed development is acceptable as it accords with local policy and guidance.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	Not required
Recommendation:	Approve
Date:	4 December 2025
Earliest date for decision:	10 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11.12.25

PLANNING CONSTRAINTS/STATUS

**Modest Development Location
Bat Roost Habitat Suitability**