

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260407
Site Address:	7 Paddock Heights, Twyford, Wokingham, RG10 0AP
Expiry Date:	21 April 2026
Site Visit Date:	17/03/2026
Proposal: Householder application for the proposed erection of a single storey rear extension along with partial loft conversion and changes to fenestration to include roof lights following demolition of existing detached garage.	

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand 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 TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objections.
WBC CIL – No comments received.
WBC Ecology – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council – No comments.
Ward Member(s)	No comments received
Neighbours	9 Paddock Heights – The following objection has been raised (as summarised): • The proposed extension is significantly higher and longer than the existing rear elevation, extending well into the garden. Its height and scale are out of keeping with neighbouring bungalows and would appear overbearing, causing loss of light and an overbearing impact on the side-facing windows of No. 9 Paddock Heights.

APPRAISAL

Site Description:

The application site relates to a bungalow property located in an established residential area. The surrounding area is premaritally characterised by detached properties that vary in design and appearance.

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.

Character of the Area:

The proposal involves the erection of a single-storey rear extension comprising ground floor accommodation with a new roof structure above. Whilst the extension is of a considerable length, its height, scale, and proportions would be consistent with those of the existing dwelling. The majority of the extension is located to the rear and would not be readily perceptible from the street scene.

In any event, its presence would not appear out of keeping within the context of Paddock Height, which is characterised by a varied streetscape including bungalows that have been extended and altered. It is noted that the extension adopts a more contemporary design and incorporates schmeared finished facing brickwork, which would not fully match the traditional appearance of the existing dwelling. However, given the varied palette of materials along Paddock Height, together with the rearward siting of the extension, this is considered acceptable. Overall, the proposal is not considered to result in any adverse impact on the character of the area.

The new side facing roof lights are of appropriate design and scale and would not appear as incongruous features in their residential setting. As a result, the new roof lights would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The four rooflights proposed on the rear of the new extension would provide natural light to the kitchen and dining area and, due to their high-level positioning, would not cause any overlooking. Similarly, the first-floor south-west side windows serving the new lounge area are also positioned at a high level, would not result in any overlooking.

The remaining 3 rooflights, located towards the front of the existing dwelling, would primarily provide views over the public realm. Any views towards neighbouring rear private amenity areas would be oblique and largely screened by the roof slopes of the adjacent properties and therefore would not give rise to any overlooking impacts.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Overbearing:

In terms of overbearing impacts, the proposed rear extension is suitably located, maintaining a minimum separation of 1 metre from both side boundaries. The extension would not extend significantly beyond the rear elevations of the adjacent properties, and the rearmost portion of the extension, which does project beyond the rear boundaries, would be approximately 4 metres from both neighbouring dwellings side walls. Taking into account this separation distance, the limited rear projection beyond neighbouring properties, and the single-storey height of the extension, any

overbearing or sense of enclosure impacts are considered minimal.

Loss of Light:

There are a number of ground floor windows on the side elevations of the adjacent neighbouring dwellings. According to the Council's planning records, the windows most immediately affected at No. 5 Paddock Height include a ground floor side bedroom window and a secondary window, while at No. 9 Paddock Height several ground floor windows serve non-habitable rooms. Non-habitable rooms and secondary windows are not a material consideration. These windows may receive slightly less sunlight and daylight following the construction of the rear extension.

However, the proposals are not considered to result in any unreasonable loss of light. The proposed rear extension would be set away from the side boundaries and incorporate sloped roof forms, allowing these windows to continue receiving appropriate levels of sunlight and daylight similar to the existing situation during certain periods of the day. In addition, as these windows are located on the side elevations, there is a lower expectation for retained light.

Highway Access and Parking Provision:

The block plan indicates the retention of two off-street parking spaces which would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, the Council's Trees and Landscape Officer considers that no tree or landscape related impacts would arise from the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The Council's Ecology Officer has reviewed the Preliminary Ecological Appraisal (DBW, Urban Tree Experts, Ref. SPH/NP/PEA-25/27.05, June 2025) and the plans and elevations submitted in support of the application. The Ecology Officer is satisfied that the survey methodology and effort were sufficient to conclude that, as of June 2025, the buildings had negligible potential to support bat roosts. Accordingly, no ecological objections are raised to the proposed development.

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:	Approval
Date:	26 March 2026
Earliest date for decision:	20 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.03.2026