

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251371
Site Address:	17 Holmewood Close, Wokingham, Wokingham, RG41 4AS
Expiry Date:	6 August 2025
Site Visit Date:	9 July 2025
Proposal: Householder application for the proposed erection of single storey side extension, changes to fenestration and change of exterior appearance.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection subject to a condition
WBC CIL – No comments

External

None

REPRESENTATIONS

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

APPRAISAL

This application seeks planning permission for the proposed erection of a single storey side extension, plus other minor alterations to the host dwelling.

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 proposed single storey side extension would not have a significant street presence, owing to its inconspicuous position within the context of Holmewood Close, in addition to the developments modest scale in relation to the host dwelling. Accordingly, the extension would appear as an acceptable addition to the existing property, with limited impact on wider character.

The reduction in size of the ground floor window on the principal elevation of the dwelling is a minor alteration to the property and would not have a notable impact upon its appearance. The proposed introduction of dark grey cladding on the front elevation is a more significant change, as it would represent a stark contrast to the use of materials currently present. Nonetheless, the personalisation of dwellings through contemporary finishes is standard suburban practice and would not be harmful to the street scene in this instance.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Due to the modest scale of the proposed enlargement, there are no concerns on neighbouring amenity grounds.

Highway Access and Parking Provision: The proposal would not have a significant impact in respect of the number of habitable rooms and the councils parking standards. The existing access and level of parking would be retained, and this is considered acceptable to serve the development.

Landscape and Trees: Following an initial review of the application, an arboricultural impact assessment was requested by the Trees & Landscape Officer, due to the proximity of the side extension from the mature trees along located along the sites eastern boundary, which includes a protected Sycamore. The requested AIA, now submitted, indicates that the proposed side extension would come within the root protection areas (RPA) for the adjacent Oak (T1) and encroaches vey slightly into the RPA of the adjacent Beech (T2).

The Trees and Landscape Officer has no concerns regarding the information provided in the AIA. With a combination of tree protection fencing and ground protection during the construction works, along with specialist pile and beam foundations as discussed in the AIA, there is unlikely to be significant harm to the adjacent trees.

Notwithstanding the above, to ensure the protection of the trees, a tree protection condition has been deemed necessary in any consent, thus requiring an Arboricultural Method Statement and Tree Protection Plan, which will need to indicate the location of the tree protection fencing and ground protection areas. A further condition relating to the specialist foundations is also required, in accordance with the AIA.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	19 August 2025
Earliest date for decision:	2 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/08/25

PLANNING CONSTRAINTS/STATUS

Major Development Location of Wokingham

Tree Preservation Order (0513-1989)