

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261008
Site Address:	201 Reading Road, Wokingham, Wokingham, RG41 1LJ
Expiry Date:	7 July 2026
Site Visit Date:	13 May 2026
Proposal: Householder application for the proposed erection of a two-storey side extension, part single-storey, part two-storey rear extension, loft conversion with associated roof alterations, front porch reconfiguration and alterations to fenestration, following demolition of the existing 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 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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
243132	Full application for the proposed erection of 1 no. detached dwelling and detached double garage	Approved 23/06/2025

	with associated landscaping following demolition of the existing dwelling.	
230026	Application For Works To Protected Tree(S) TPO 1402/2011, T1.	Granted, 11/01/2023

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection, subject to conditions.
WBC CIL – CIL liable.
WBC Ecology – Requested updated bat survey.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located within a generous plot on the northern side of Reading Road, Wokingham. Properties along the road vary in age, form and style, as such there is no prevailing character to the appearance of dwellings along Reading Road.

Reading Road is classified as a Green Route and there is one protected Oak tree located on the front boundary, and three further single protected trees in the rear garden, as well three groups of trees protected which include Oak and Beech trees.

The host dwelling is a mid-twentieth century property and is constructed from a brick plinth and ground level with rendered walls and concrete roof tiles.

Proposal:

This application seeks approval for the erection of a part two-storey, part single-storey rear extension, a two-storey front extension, the removal of the existing roof and a new taller roof with dormers in the front and rear to facilitate the conversion of the roof to create habitable accommodation. The existing detached garage would be removed as part of the proposal.

Note:

The applicant is advised that the development hereby approved shall be carried out in strict accordance with the approved drawings and details. Any variation from the approved plans during construction may constitute a material amendment and could require the submission of a further planning application. Depending on the nature and extent of any such changes, this may also have implications for the development's

Community Infrastructure Levy (CIL) liability, and the applicant is therefore encouraged to seek advice from the Local Planning Authority prior to undertaking any alterations.

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:

Properties along Reading Road vary in age, architectural style and boast a variety of material palettes with no single prevailing character which contributes to a diverse street scene. While many of the older period properties are constructed using traditional brick with bay windows and pitched roofs, there have been numerous later additions to the road which include mid-twentieth century housing and more recent renovations and alterations.

The existing dwelling was constructed in the mid-20th century and is relatively modest in proportion and appearance. In its existing form, the dwelling holds moderate architectural merit with its simple rectangular footprint, brick plinth at ground level and simple massing makes a modest contribution to the character and appearance of the surrounding area.

While the road boasts a range of property types, there is consistency with the established building line along the northern side of the road. Properties are generally set back from the road behind driveways and a range of front boundary treatments. While many of the surrounding properties display more conventional forms and roof profiles, there is a degree of variation in layout and appearance, such that the area cannot be described as architecturally uniform. The proposed development would retain the existing building line of the host dwelling.

The proposed extensions would be a contemporary take of a more traditional style, with Georgian influences such as a symmetrical front elevation and evenly spaced windows. The more traditional features are combined with more contemporary architectural features such as dark aluminium windows and clean, simplified detailing rather than ornate period decoration.

The proposal includes removing the existing roof and the erection of a taller pitched to crown roof. While it is recognised that the new roof would be approximately 0.5m taller than the existing roof, the proposed design style would be sufficiently in-keeping with

other properties along the road which boast hipped, pitched and crown roof forms as well as gables sited centrally within the principal elevation.

R9 of the BDG states that the heights of residential buildings should 'respond to the prevailing heights and degree of variation in height in the local context'. It is recognised that the proposed roof height would be marginally taller than the two adjoining neighbouring roofs, however, the increase would respond sympathetically to the variation in roof heights within the local context and would not encroach the established roofline of houses along the road.

The development also proposes two dormers in the principal elevation. It is acknowledged that a number of existing front dormers within the street scene are positioned at first floor level rather than second floor; however, their presence nevertheless demonstrates that dormer additions form part of the established architecture along the road. Examples include nos. 179, 183, 190, 194, 196A and 199 Reading Road.

The proposed dormers would be pitched which reflects traditional roof forms and they would sit proportionately within the host roof slope. They appear subordinate to the main roof by being set in from the sides and set down from the main ridge line. Given the subservient design and absence of a strong or consistent built form along the street, it is considered that the proposal would integrate acceptably within the wider street scene and would not result in material harm to the character or appearance of the area.

Furthermore, the locality is typified by large, two-storey detached dwellings of generous scale and massing. Whilst the proposal would introduce additional accommodation at roof level, this would be contained within the roof envelope. As such, the development would not result in a substantially larger perceived building when viewed from the street and would maintain a scale comparable to other two-storey dwellings in the vicinity. The proposal would therefore avoid creating a dominant or overbearing form.

While the double-height, glazed front gable introduces a degree of visual prominence, it remains proportionate and is considered to complement rather than detract from the host dwelling's overall appearance.

Proposed materials include rendered walls, dark aluminium windows and slate roof tiles. The proposed materials are considered to integrate sympathetically with the existing material palette already established along the road.

Taking all of the above into account, the proposal is considered to represent an acceptable form of development that would respect the character and appearance of the host dwelling and the surrounding area, in accordance with CS Policy CP3 and guidance set out in Section 4 of the BDG.

Neighbouring Amenity:

Overlooking:

The existing dwelling contains two first-floor windows in the rear elevation to serve two bedrooms. The proposed changes would result in an additional two rear windows within the new roof to serve a bedroom and dressing room. The windows would face centrally

towards the rear garden of the host dwelling, inflicting oblique views of the neighbouring gardens. The proposed second-storey fenestration would be similar to the views from the existing first-storey bedroom windows and would not result in any significant loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

In addition, page 47 of the BDG states that a 26m minimum gap should be retained between back-to-back elevations for developments over two storeys. The proposed second floor fenestration would be located more than 120m from the rear fenestration of no. 52 Lowther Road, with a raised railway track in between. Due to the significant separation gap, there would be no adverse loss of privacy impact to the neighbouring property. It is noted however, that there is a small backland development consisting of four residential properties located to the northeast of the proposed rear fenestration. However, the closest fenestration of properties within this small development (nos. 1 and 2 Aspen Place) would also be located well in excess of the recommended minimum distances.

As such, the proposal is considered to provide a sufficient degree of separation to safeguard neighbouring privacy.

Also, part of the proposal would be two roof lanterns in the single-storey rear extension to serve a kitchen dining room. Due to their siting at ground floor level with separation distances of more than 5m from neighbouring flank walls, there are no adverse loss of privacy impacts that would be generated by the installation of the roof lanterns.

The proposal also includes two front facing dormer windows in the principal elevation to serve an en-suite bathroom and storage room. Views from the additional front fenestration would be onto Reading Road and of no. 196A directly opposite the site. The BDG recommends a minimum separation distance of 15m to be retained between front-to-front elevations for development more than two-storeys. The proposed front dormers would be more than 55m from the front fenestration of no. 196A. Therefore, the front dormer windows would not generate any detrimental loss of privacy impact to neighbouring properties.

There are also two first floor side facing windows proposed; one in the western flank wall and one in the eastern flank wall. These windows would serve a bathroom and en-suite bathroom. To mitigate any potential harmful overlooking impacts, it will be conditioned that the windows are obscurely glazed and limiting in opening height to protect the amenity of the occupants at nos. 199 and 203 Reading Road.

Loss of Light & Overbearing:

The proposed development has been assessed in respect of its impact on the residential amenity of neighbouring occupiers, with particular regard to potential loss of light and overbearing effects.

The BDG advises (page 56) that side extensions should normally retain a minimum separation distance of 1m to the side boundary in order to minimise impacts on adjoining occupiers. In this instance, the proposed side extension would retain a separation distance of approximately 0.9m, thereby falling marginally below this guideline.

However, it is important to consider the existing relationship between the two properties. As existing, the host site includes a detached pitched-roof garage located along the shared western boundary. This structure is positioned closer to the common boundary than the proposed extension and, although set further back within the plot, contributes to a more enclosed relationship at present. The proposal includes the removal of this garage, which would open up this part of the site and reduce built form immediately adjacent to the neighbouring property. On balance, this is considered to mitigate the slight shortfall against the BDG guideline.

In relation to loss of light, the proposed rear extension at ground floor level would align with the existing rear building line of no. 203 Reading Road. The first-floor element would be set back by approximately 2m from the ground floor projection. The scheme has been assessed against the 45-degree guideline as set out in the BRE Report (BR 209) "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice", which is intended to assist with good design. The proposal would not breach this rule of thumb and, as such, it is considered that no. 203 would continue to receive adequate levels of natural light.

Furthermore, the stepped design, including the set-back first-floor element, combined with an approximate separation distance of 4.8m between the flank wall of the host dwelling and that of no. 203, would ensure that the development is not perceived as unduly dominant or oppressive when viewed from the neighbouring property. Accordingly, the impact in terms of overbearing and loss of outlook is considered acceptable.

With respect to the neighbouring property at no. 199 Reading Road, the proposed development along the eastern side of the site would be set at a distance exceeding 3.5m from the shared boundary. This separation accords with the expectations of the BDG and is sufficient to prevent any material harm arising from overbearing or overshadowing impacts.

Taking all of the above into account, it is considered that, despite the marginal shortfall in the side separation distance to the western shared boundary, the proposal would not result in unacceptable harm to neighbouring residential amenity. The development therefore accords with CS Policy CP3 and the guidance within Section 4 of the BDG.

Highway Access and Parking Provision:

The proposal would result in the removal of the existing garage and an increase in the number of habitable rooms within the dwelling. However, no alterations are proposed to the existing parking arrangements and, given the generous size of the existing driveway, sufficient on-site parking provision would be retained to serve the proposed development.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space. Following the construction of the proposed development, the host dwelling would maintain a garden depth of more than 80m. The substantial plot is considered more than adequate to serve the occupiers and any future occupiers of the subject property.

Landscape and Trees:

The application site is located on Reading Road which is identified as a Green Route. The MDD defines 'green routes' as 'Roads into settlements that are lined with trees and other vegetation which make a significant contribution to character and environment of the area and contribute to the Borough's network of wildlife corridor'. The site also boasts a number of protected trees.

The Council's Trees and Landscape Officer was consulted and raised no objection to the proposal, subject to conditions relating to landscaping details, retention of existing trees and shrubs, and protection of trees. In summary they commented that the site contains a number of protected and veteran trees which make a positive contribution to the character of the Green Route. The submitted arboricultural information, including tree protection measures, is considered acceptable. Conditions will be attached to any grant of approval to ensure the retention and protection of existing trees and vegetation throughout the development. However, the recommended condition to secure a detailed landscaping scheme would not be reasonable when associated with a householder application and when the existing trees are covered and protected by the other conditions.

Full comments will be available once the decision notice is issued.

Ecology:

The application site is located in an area suitable for bat roosts. A bat survey (Preliminary Bat Roost Appraisal, Martin Ecology, 05 June 2026) was submitted to support the application. The ecologist concluded that no evidence of bat presence was recorded during the external or internal inspection of the buildings. The structures were assessed as providing negligible roosting potential for bats. They did however, recognise that bats are present within the wider local landscape, and that roost suitability of buildings can change over time. Therefore, it will be necessary to condition that the recommendations set out in the survey to safeguard the protected species.

Conclusion:

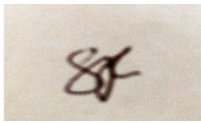
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Yes
Recommendation:	Approve
Date:	22 June 2026
Earliest date for decision:	30 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	3.7.26

PLANNING CONSTRAINTS/STATUS

Tree Protection Orders: TPO-1402-2011 & TPO-1197-2007

Green Route – Reading Road

Bat Roost Habitat Suitability

Great Crested Newt Amber Risk Zone

Major Development Location