

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252615
Site Address:	1 Hilltop Road, Twyford, Berkshire, RG10 9BH
Expiry Date:	8 January 2026
Site Visit Date:	6 January 2026
Proposal: Householder application for the proposed development of single-storey rear and side extensions following demolition of existing garden store forming additional habitable accommodation 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 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 TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU) (N.B. the LPU is deemed to hold limited weight overall)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
169/58	Bungalow	Approved – 09/09/1958

CONSULTATION RESPONSES

Internal

WBC CIL: No comments received

External

None consulted

REPRESENTATIONS

Twyford Parish Council	No comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a mid-20th century link detached bungalow located to the north of Twyford Village Centre. The site sits on a prominent corner plot at the junction of New Road and Hilltop Road with the main private amenity space located to the side (north) of the main dwelling.

Proposal:

This application proposes the erection of a single storey side extension and single storey rear extension to the existing dwelling. The proposed side extension would project beyond the existing side (north facing) elevation by approximately 2.2m with an eaves height of circa. 2.5m and total ridge height of 4.3m. The proposed rear extension would replace an existing addition with a depth of approximately 4.2m, width of 4.45m and total ridge height of 3.1m.

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.

Design and Character of the Area:

Hilltop Road has a varied street scene comprising a mix of bungalows and two storey dwellings of differing architectural form and style. There are various examples of later

additions visible from the street scene including side extensions.

The proposed side extension would appear as a subservient addition to the host dwelling due to its proportionate width, set back from the principal (front) elevation, set down ridge height and matching eaves height in accordance with the Borough Design Guide SPD. While the proposed pitched roof form would not wholly correspond with the main gable roof form, for the above reasons it would not adversely detract from the character of the host dwelling.

The proposed rear extension would have a marginally larger footprint compared to the existing attached garden store and would appear subservient due to its matching eaves height and set down ridge height. The proposed 'dummy' pitch roof form would further mitigate the visual bulk of the scheme. Moreover, the proposed external materials for both extensions would be in keeping with the existing, further mitigating the visual impact of the scheme.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

While the proposed rear extension would be sited in close proximity to the site's rear boundary shared with No.66 New Road, this would not be a significant change from the existing relationship. The proposal would also back onto a detached single garage serving No.66, and would therefore not adversely harm the amenity of this neighbouring property or its garden space in terms of loss of light or overbearing impact.

Due to the single storey nature of the proposal, there are no overlooking concerns. There are no concerns in relation to potential impact on neighbour amenity in terms of loss of light or overbearing arising from the proposed side extension due to its siting away from the site's boundaries.

Overall, any potential harm on neighbouring amenities has been sufficiently mitigated prohibiting any adverse harm over and above the existing level of amenity in accordance with Core Strategy policy CP3.

Other:

The proposal would not result in the loss of any soft landscaping features and would retain a sufficient private amenity space. The existing off-road parking provision would also not be affected by the proposal.

Subject to conditions, the application is acceptable and is therefore 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 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:	6 January 2026
Earliest date for decision:	24 December 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	7 January 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location – Twyford*
- *Landscape Character Assessment Area – Wargrave-Twyford Arable Chalk Lowlands*
- *Bat Roost Habitat Suitability Area*