

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261388
Site Address:	22 Park Road, Wokingham, RG40 2AH
Expiry Date:	6 August 2026
Site Visit Date:	22 June 2026
Proposal: Householder application for the proposed erection of two storey side extension, single storey rear extension and a 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Ecology Newts – No objection
WBC Ecology – No comments

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site is located within a residential setting of Wokingham. This application seeks planning permission for the proposed erection of a two-storey side extension, a single storey rear extension and a detached garage.

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 application site lies within the defined settlement boundary of Wokingham on an established residential lane characterised by detached and semi-detached dwellings set, for the most part, within spacious plots. The surrounding pattern of development is typical of a suburban area, where properties have evolved over time through extensions and alterations, resulting in a varied and non-uniform street scene.

The proposed two-storey side extension is clearly subordinate to the host dwelling by virtue of its siting and scale. It is set appreciably below the ridge line of the existing dwelling and recessed behind the principal elevation, ensuring that it reads as a secondary addition rather than competing with the original building. This is an important design consideration for two-storey side extensions, as it prevents the extension from appearing overly dominant within the street scene.

It is acknowledged that the roof form of the side extension introduces a degree of variation and incompatibility from that of the existing dwelling. However, when considered in the context of the proposal as a whole, this is not considered to give rise to visual harm. The extension remains clearly subordinate to the host dwelling and the varied character of development along the lane, where properties have been extended and altered over time, meaning that this further evolution of the built form would not appear incongruous or out of keeping.

The proposed rear extension would be located to the more private rear of the property and would have very limited visibility from public viewpoints. In any event, it appears as a sympathetic and proportionate addition that would integrate satisfactorily with the existing dwelling.

The detached garage is modest in scale and reflects the type of incidental outbuilding commonly found within residential curtilages. Its siting and design ensure that it would not appear visually intrusive or out of character with the established pattern of development.

The submitted plans indicate that the external materials would closely match those of the existing dwelling, including facing brickwork and render. This approach will help achieve a cohesive appearance between the original dwelling and the proposed

additions, ensuring that the development integrates successfully with the host property despite the increase in built form.

Overall, the proposed extensions and detached garage are considered to respect the character and appearance of both the host dwelling and the surrounding area. Accordingly, the proposal is considered to accord with Policies CP1 and CP3 of the Core Strategy in this respect.

Neighbouring Amenity: The first-floor window proposed on the side elevation of the extension would serve an en-suite and is therefore not considered to give rise to additional overlooking or loss of privacy. The remaining fenestration proposed as part of the development is similarly positioned and designed such that it would not result in amenity impacts in this respect.

The single-storey rear extension has been carefully designed to minimise its relationship with the adjoining boundary, incorporating a recessed element adjacent to it. This approach reduces both its visual presence and potential sense of enclosure. As a result, the proposal would not give rise to any significant loss of light, nor would it appear overbearing to neighbouring occupiers.

Ecology: The submitted Preliminary Ecological Appraisal and emergence survey provide a high level of confidence regarding the presence of protected species. No bats, or evidence of bats, were recorded during the survey work, and no bats were observed entering or emerging from the property during the activity survey. On this basis, it is concluded that the building is not currently used as a bat roost. Consequently, the proposed development would not result in harm to roosting bats, and a European Protected Species Licence from Natural England is not required.

NatureSpace consider that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, an informative has been attached to the decision notice to inform the application of the appropriate steps should any newts be found during the construction, alongside specific construction practices to further reduce the likelihood of impacts on this species:

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 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:	16 July 2026
Earliest date for decision:	3 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	17 July 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Wokingham*
- *Great Crested Newts (Red Impact Zone)*