

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250855
Site Address:	11 Charwood Road, Wokingham, RG40 1RY
Expiry Date:	3 June 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for proposed single storey rear extension along with changes to fenestration, following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 CP8 – Thames Basin Heaths Special Protection Area 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 TB23 – Biodiversity and Development
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM15 - Site History

Plan (JMWP)	
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
960466	Proposed Single Storey Side Extension To Dwelling.	Approved 26/09/1996
09381	Porch.	Approved 14/11/1978

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – Not CIL liable.

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 semi-detached property located on the northern side of Charwood Road, Wokingham. The property is part of a 1960s housing development. Dwellings along the road are similar in appearance and design, however, many of the properties have benefitted from alterations and extensions in various forms.

The application site is set back from the road behind a paved driveway providing off-street parking. There are residential properties to each side and to the rear of the application site.

Proposal:

This application seeks approval for the removal of the existing conservatory and the erection of a single-storey rear extension with a flat roof and roof lantern. The extension would measure approximately 4m in depth and 6.37m in width.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed single-storey rear extension would protrude approximately 4m from the rear building line and would have a flat roof form with one roof lantern. The proposed design incorporates materials to match existing which are acceptable.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

There would be limited views of the extension from the street scene as the host dwelling and adjoining semi-detached property would obstruct views from the public realm. Therefore, the erection of the extension would not cause any detrimental impact to the character of the host dwelling or local area.

Neighbouring Amenity:

Overlooking:

The roof lantern proposed in the flat roof of the extension would be approximately 3m from the closest first-floor window of no. 9 Charwood Road. Therefore, there would be limited opportunity for any adverse loss of privacy impacts to be generated by the installation of the roof lantern.

Loss of Light & Overbearing:

Following the removal of the existing conservatory, the proposed rear extension would protrude from the rear building line by approximately 4m. Page 56 of the BDG states that the primary consideration of rear extensions is impact upon neighbours and recommends that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a boundary'. The western flank wall of the extension would be more than 4m from the shared boundary with no. 13. Although the eastern flank wall would be within 0.25m of the shared boundary with no. 9, the dimensions of the extension would comply with BDG guidance.

The BDG also recommends that 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The proposed eaves height of the rear

extension would measure approximately 2.55m. Therefore, the size, scale and flat roof design of the proposed extension would cause no detrimental overshadowing or overbearing impacts to neighbouring properties.

Highway Access and Parking Provision:

The application comprises a single storey rear extension and the council's Highways officer was consulted. They raised no objection to the proposal, concluding that there would be no net increase in the number of habitable rooms and no additional demand for parking, therefore, the scheme is acceptable.

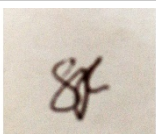
Conclusion:

For the reasons set out above, 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, 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:	Not required
Recommendation:	Approve
Date:	28 May 2025
Earliest date for decision:	2 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28.5.25