

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261214
Site Address:	10 Verey Close, Twyford, Wokingham, RG10 0LW
Expiry Date:	12 August 2026
Site Visit Date:	9 July 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus the insertion of 1no. rooflight to the existing roof.	

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 CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
101376	Erection of single storey rear extension to form a conservatory plus part conversion of the garage to form a utility room and installation of a flush roof fitting sun tube.	Approved 01/04/2010

163296	Householder application for the proposed erection of a first floor side extension to dwelling.	Approved 06/03/2017
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CONSULTATION RESPONSES

Internal

WBC Ecology – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application in objection and their comments are summarised and responded to below: - The Council should carefully consider the relationship between the proposed development and the highway environment. <i>Officer comments: The proposed front extension no longer forms part of this application, and as such there would be no impact upon the parking provision or wider highway network.</i> - Concerns over the proposed porch extension on the character and appearance of the road. <i>Officer comments: The proposed front extension has been omitted from this proposal.</i> - The rear extension increases the footprint of the dwelling and has the potential to have a dominant and overbearing presence on 9 Verey Close. <i>Officer comments: Potential overbearing impacts will be assessed within the 'Neighbouring Amenity' section of the main report below.</i> - Careful consideration should be given to the potential impact in terms of daylight and overshadowing on 9 Verey Close. <i>Officer comments: Potential loss of light impacts will be assessed within the 'Neighbouring Amenity' section of the main report below.</i>

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear extension to provide a kitchen / dining room. Plus, the insertion of 1no. rooflight on the rear elevation to the existing roof.

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 rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given the proportionate scale and unimposing design, it is deemed that the rear extension would have an acceptable impact upon the appearance of the dwelling and wider area. Additionally, the proposal is to the rear of the property where it would only be visible via limited views from the public domain and this further demonstrates that there would be no adverse harm to the character of the area.

The proposed rooflight poses no harm to the appearance of the host dwelling or the wider character of the area.

Neighbouring Amenity:

The proposed single storey rear extension would extend 3 metres from the rear of the property, and it is single storey in nature. No windows are proposed on the side of the extension and given the single storey nature of the extension, there are no concerns relating to overlooking or potential loss of daylight. Whilst the proposed rear extension does not comply with the 45-degree horizontal test as advocated for within the BDG and British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice", it likely would comply with the 45-degree vertical test. Additionally, the proposed rear extension is north-east of the rear neighbouring windows, and therefore no adverse harm is expected in this regard.

To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development would be set right on the boundary with the neighbouring properties, but an eaves height of 2.25 metres shows compliance with this guidance relating to overbearing. Additionally, the maximum height of the extension on the boundary with no.9 would be 3.55 metres, and this is caused by the gentle roof slope of the extension. Whilst located right on the boundary, and with the limited depth of 3m, the proposal's height and bulk would not be so significant as to create an overly dominant or oppressive structure that would appear overbearing when viewed from the ground floor rear habitable room windows of no.9 Verrey Close. Hence, in this instance,

no significant detrimental impact on the residential amenities of neighbours would occur. Overall, the proposed rear extension poses no harm to neighbouring amenities.

The proposed rooflight serves a staircase and as such it poses no harm to neighbouring amenities.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private rear garden space. On this occasion, the implementation of a rear extension measuring 3 metres in depth would reduce the garden length to approximately 7.9 metres. However, the plot is 6.55 metres in width. As such, in this instance, it is deemed that there would still be an appropriate amount of garden space to serve the development, and the extension would not be detrimental to the enjoyment of the amenity space to current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	11 August 2026
Earliest date for decision:	9 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	13/08/26

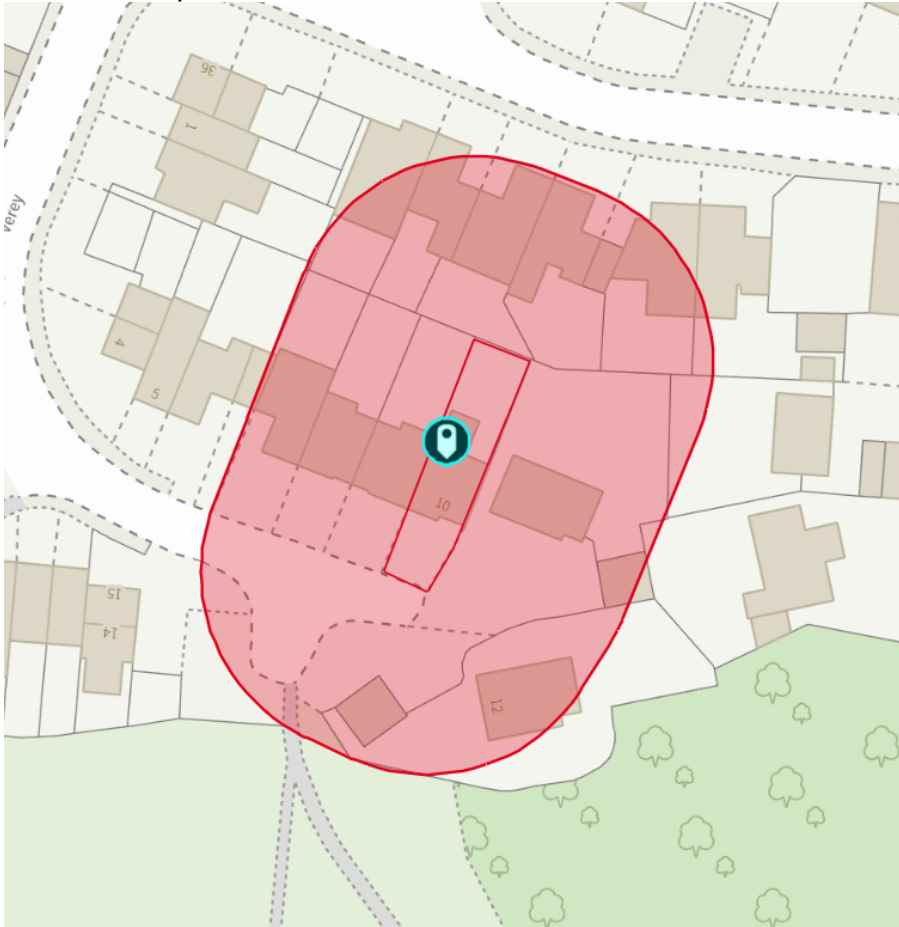
PLANNING CONSTRAINTS/STATUS

Close

Print

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Near Me Report



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Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Twyford

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
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1	All works exceeding 150 metres (492.1 feet)	YES	YES
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EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	VH530	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	VI529	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	VI530	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 2

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322352&notes=&location=478529,174908%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500050&notes=&location=476719,175387%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Twyford CP	0 m