

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261439
Site Address:	30 The Pippins, Swallowfield, Wokingham, RG7 1LW
Expiry Date:	24 August 2026
Site Visit Date:	17 July 2026
Proposal: Householder application for the proposed erection of single storey rear extension with installation of 5 no. roof lights following the demolition of existing bay window. Plus, addition of a door to the detached garage.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Swallowfield Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history.	N/a	N/a

CONSULTATION RESPONSES

Internal
WBC Drainage: No objection.

External
No comments received.

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One comment received: No objection.

APPRAISAL
Site Description: 30 The Pippins is located in Swallowfield, a Limited Development Location. The dwelling is situated within an established residential area, occupying a corner plot within a short cul-de-sac. The property is detached, featuring a hipped roof finished in dark-brown tiles with the facade in red-brick. The property presents a detached garage at the front with capacity for 2no. vehicles and a further 2no. on the front driveway. There is a large rear amenity space (approx. 10.7m x 16.4m) with dense and mature vegetation on the boundary. 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 / Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. The street is characterised by a quiet, low-traffic established residential cul-de-sac featuring predominantly two-storey detached dwellings of comparable scale and design features. The properties are finished in red-brick with dark-brown tiled and hipped roofscapes. Dwellings are slightly set-back from the public highway with small front gardens/entrances and have detached garages and driveways providing off-street parking. The building density is low and building lines are consistent,

contributing to a well-spaced and coherent urban character.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Neighbouring Amenity:

Overlooking:

The single-storey rear extension would not overlook neighbouring windows to habitable rooms at 31 The Pippins. There is 1no. proposed side windows on the development. However, this will face the dense vegetation and boundary wall of the host property. The extension will feature a rear-facing glass door and 1no. that will face onto the rear boundary which is a close board fence approximately 1.8m in height. Furthermore, the glazed doors will not face onto neighbouring habitable rooms. There are 5no. rooflights proposed within the sloped roof of the extension. These would not result in an increase in overlooking or loss of privacy.

Overall, there is no increased impact of overlooking into neighbouring properties from this development and it therefore accords with the aims of the Policy CP3 in respect of residential amenity.

Loss of Light:

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.



As shown, the extension does not breach the horizontal 45-degree angle test for No.31. Considering this and that the extension is single-storey, modest in form and scale, there would be no negative impact to daylight or sunlight for neighbouring dwellings. Therefore, this development adheres with the aims of Policy CP3 in respect of residential amenity.

Overbearing:

The BDG states that eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. The maximum ridge height (lean-to roof) is 3.2m and

the eaves height is 2.1m. Therefore, the development's eaves height does not exceed the 3m outlined in the BDG. Furthermore, these measurements demonstrate how the development is suitably subservient to the main dwelling's eaves (5m) and ridge height (9.2m) and of modest bulk and massing. Therefore, the development does not create a sense of enclosure or overbearing and adhered with the aim of Policy CP3 in respect of residential amenity.

Amenity Space:

The amenity space is not significantly impacted due to the development. The extension projects rearwards by 2m, thus leaving 8.7m of rear amenity space, which is considered ample and acceptable.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

There is no net increase in the total number of habitable rooms. The development does not impact parking capacity, and the existing provision with the garage and driveway is considered acceptable.

Cycle storage is not negatively impacted by the development and remains unchanged.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

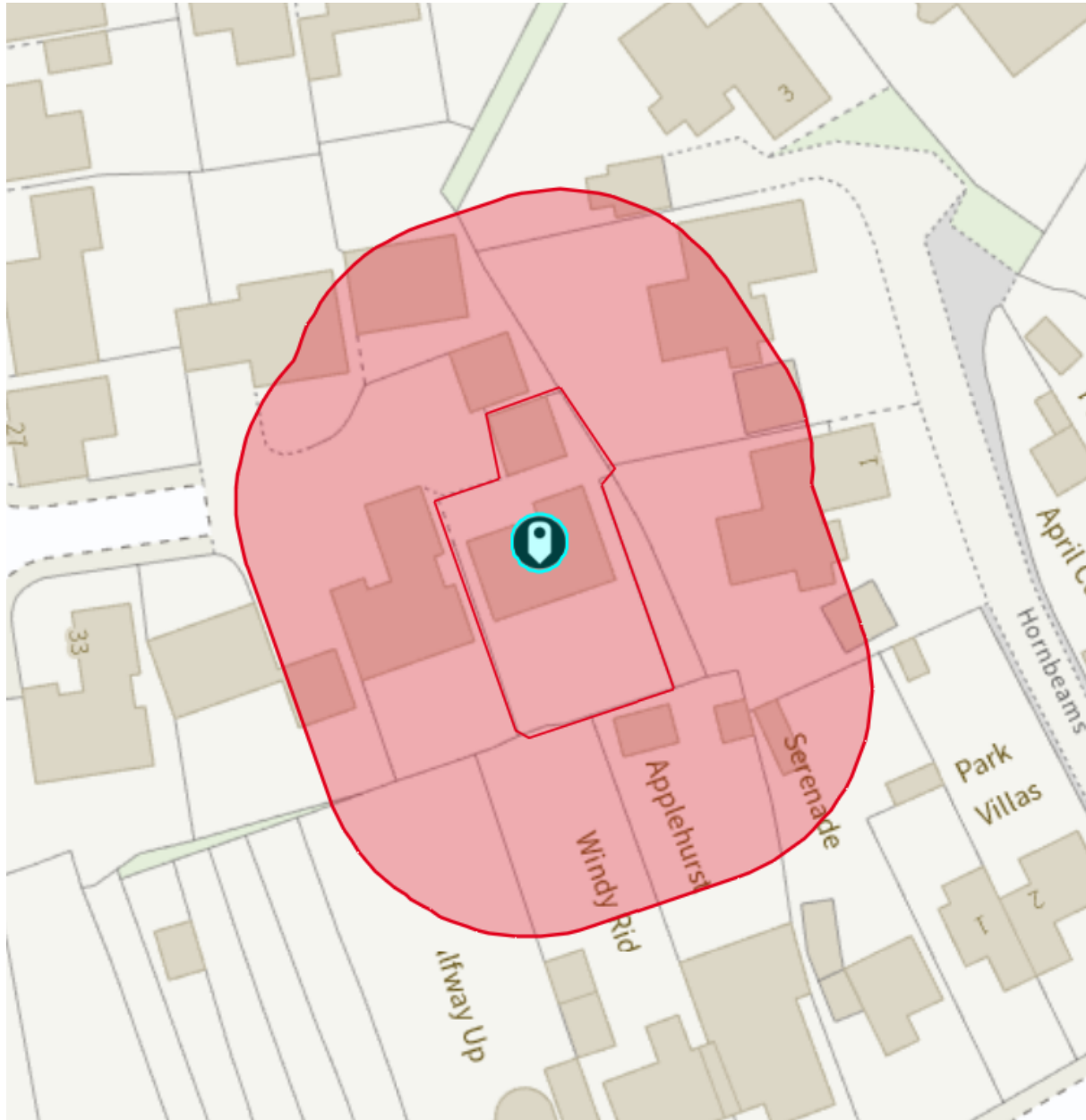
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	11 August 2026
Earliest date for decision:	21 July 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	11/08/26



**PLANNING
CONSTRAINTS/STATUS**
Affordable Housing
Thresholds | Total count: 3

#	NAME
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1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Swallowfield

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Flood Zones | Total count: 2

#	flood_zone
1	Flood Zone 3

2	Flood Zone 2
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Historic Flood Extent | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Historic Flood Outline	Historic Flood Map

Annual likelihood of surface water flooding 1 in 30 | Total count: 2

#	depth_band
1	150-300mm
2	<150mm

Annual likelihood of surface water flooding 1 in 1000 | Total count: 3

#	depth_band
1	150-300mm
2	300-600mm
3	<150mm

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	HO1054	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	HP1056	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	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121054322201&notes=11401&location=472315,164450%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 2

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Loddon River Valley
2	Landscape Character Assessment 2019	Riseley Farmed Clay Lowland

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-1680-2019	Single	Confirmed

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Spencers Wood & Swallowfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Swallowfield CP	0 m