

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251971
Site Address:	20 Waltham Road, Twyford, Wokingham, RG10 9EF
Expiry Date:	4 November 2025
Site Visit Date:	26 September 2025
Proposal: Householder application for the proposed erection of a single storey rear/side infill extension; new rear elevation fenestration and the infilling of an existing side elevation window	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
231508	Householder application for repairs to the main chimney, including works to the flashing of chimney roof and replacement of all chimney pots.	Approved 27/09/23

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC Built Heritage Officer: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The property is a two storey Victorian end terrace dwelling located within the Twyford station conservation area and situated to the South side of Waltham Road.

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 proposal will retain the building line to the rear and extend to the side, keeping within the line of the existing side elevation of the principle building and retaining the side access to the rear garden.

The single storey side/rear extension would be approx. 7.35m in length, 5.55m in width and 3.45m in height. The extension would slightly exceed the 4m depth advocated in the Borough Design Guide. However, with it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposal consists of an asymmetric roof design and the overall scale, position and material choices which compliments and sympathetic to the existing property while also improving its visual appearance. The new brickwork and slate roof tiles will match the existing property and new glazing to the rear and a rooflight to the South East roof slope are acceptable.

A modest white painted timber window with glazing bars is proposed to the rear elevation at first floor for bedroom 1 to match the existing window style of the property. Such addition would not be visible from the public realm, thus no harm to the character of the area.

The infill of the cellar window would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The existing boundary treatments would be sufficient to screen the proposed ground floor bi-folding door, thus no overlooking concerns.

As part of bed 1 a first-floor rear window will be added. Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the first-floor rear window and its oblique angle/view of neighbouring rear gardens. Thus, the addition of the first-floor window to bedroom 1 would not cause any significant harm with regards to neighbouring amenities. Furthermore, the proposal would match the existing arrangement to the proposed first floor rear bedroom window at no.18 (planning ref, no.18: 032572). Also, along the side boundary of no.22 there is mature and established vegetation acting as natural screening, reducing the impact.

Loss of Light: The side/rear extension would project forward of no.18 rear building line by 1m. The nearest rear window would be for a bathroom, classed as a non-habitable room and therefore there are no loss of light concerns (planning ref: 032572)

The side/rear would also project forward of no.22 rear building line. The nearest rear window would be for a WC, classed as a non-habitable room and therefore there are no loss of light concerns (planning ref: 081304).

Whilst no.22 does have a side ground floor window, this is also for a non-habitable room, thus no loss of light concern.

Overbearing: The Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. The side/rear extension would be approx. 0.65m from the side boundary of no.22. However, it is noted the existing property would be the same distance from the side boundary of no.22 as the proposed extension. As such, an extension that does the same would not be considered to be overbearing despite not being completely in accordance with the Borough Design Guide.

The existing property is already up the side boundary of no.18 and the extension would follow suit. As such, an extension that does the same would not be considered to be overbearing despite not being completely in accordance with the Borough Design Guide.

It is recommended that the height of extensions should be no more than 3m when adjacent to the boundary in the Borough Design Guide, the proposal would be 3.45m in height and the 0.45m increase above guidance would not result in significant harm.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Highway Access and Parking Provision: The total numbers of habitable rooms will remain unchanged. The existing access and parking provision will be retained. It is

therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Landscape and Trees: The site is located within the Twyford Station Conservation Area.

Although there are a number of trees in the adjacent rear gardens, the proposed rear/side infill extension will have no detrimental impacts on these trees. Thus, no objection to the application.

Built Heritage: Situated within the Twyford Station Conservation Area the property 20 Waltham Road is an early 20th century the end of a short terrace of houses on the southern side of Waltham Road, with centre line of the road the boundary of the conservation area and that of Twyford Conservation Area in which opposite to the site lies the listed building of Grove Lodge Hall.

The proposal is for a new, longer, and wider, single storey rear extension to property than that which presently exists. With the extension being to the rear of the property and there being only a narrow gap with the neighbouring property (No.22) such that it is considered from the stance of the character and appearance of the conservation area as perceived from the road/public realm, the extension would have a neutral impact.

From heritage stance there is no objection to the proposed extension.

Amenity Space: The garden space passes the council's minimum garden length of 11 metres, as the garden space is significantly greater than 11 meters, so the loss of amenity space isn't harmful because the remaining space would still exceed borough design guide recommendations. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	3 November 2024
Earliest date for decision:	10 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	3 November 2025