

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261685
Site Address:	24 Keephatch Road, Wokingham, Wokingham, RG40 1QJ
Expiry Date:	11 September 2026
Site Visit Date:	7 September 2026
Proposal: Householder application for the proposed erection of two storey gable-ended rear and front extensions along with garage conversion, insertion of roof lights, associated changes to fenestration and the erection of a new 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 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 CC07 – Parking TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Digital Solutions Scanning- No comments received WBC CIL- CIL Liable
External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site comprises a detached two-storey dwelling located in the predominantly residential area of Wokingham. The site is situated on a vast residential plot set back from the highway behind a substantial frontage that provides off-street parking and turning space.

Proposal: This application seeks permission for the proposed erection of two storey gable-ended rear and front extensions along with garage conversion, insertion of roof lights, associated changes to fenestration and the erection of a new detached garage. The proposed two-storey front extension would measure approximately 2 metres in depth, 3.5 metres in width and 7 metres in height. This element of the proposal would provide a new entrance area at ground floor level and facilitate the removal of the existing chimney, whilst also creating additional landing space at first-floor level.

The proposed two-storey rear extension would measure approximately 3 metres in depth, 14 metres in width and 7 metres in height. This element would provide additional internal accommodation and extend the existing living arrangements of the dwelling.

As part of the proposed works, the existing front dormers would be removed and replaced with two new dormers. To the rear, the existing dormers would be removed and replaced with two gable-end additions, resulting in a revised roof form and appearance to both the front and rear elevations of the property.

The proposed garage will be situated on the existing driveway to the north, and will be approximately 6.5 meters in depth, 6.5 meters in width and 5 meters in height. The garage will accommodate space for two vehicles.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The proposed development would substantially alter the front elevation of the dwelling, with the addition of two gable dormers and a two-storey glazed front gable introducing a more contemporary appearance. While this would significantly change the character of the existing dwelling, the development would relate satisfactorily to the street scene. The surrounding properties display a varied mid-20th century suburban character, with differing features and roof forms. Given this variation, the proposed dwelling would remain comparable in scale to neighbouring properties and its contemporary design elements would not appear incongruous within the wider street scene. Overall, the proposals would create a balanced and well-proportioned front elevation.

The dwelling is set back from the highway, with the principal elevation located approximately 18 metres from the front boundary. The frontage is characterised by a generous area of open amenity space and hardstanding, which contributes to the spacious appearance of the plot. Whilst the proposed front and rear extensions would increase the overall bulk of the dwelling, the scale would not appear out of character or incongruous.

A detached garage is proposed on the existing driveway to provide space for two vehicles. It would be sited to the north of the dwelling, adjoining the boundary with No. 26 Keephatch Road. Although the Borough Design Guide advises that garages should generally be located to the side or rear of dwellings rather than within front gardens, the application site benefits from a large frontage, a substantial setback from the highway and mature vegetation along the front boundary. As a result, the garage would not appear unduly prominent within the street scene. There is also a comparable garage within the front garden of a property to the north along this section of Keephatch Road. Having regard to these site-specific circumstances, the proposed garage is not considered to cause harm to the character or appearance of the area.

As such, the proposal would preserve the spacious character of the plot and would not result in harm to the character or appearance of the surrounding area. Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed rear extension would increase the depth of the dwelling. However, the rear elevation would broadly align with neighbouring properties and would not result in unacceptable loss of light, outlook, or an overbearing impact.

The first-floor side window in the northern elevation is existing and no additional first-floor side-facing windows are proposed. The proposed first-floor rear windows would face directly down the rear garden. Given the length of the garden, they would not result in unacceptable overlooking or loss of privacy to neighbouring occupiers, including residents of Hughes Road.

The proposed garage would be modest in scale and would not result in an unacceptable loss of light to the neighbouring property to the north, including the rooms served by the front windows. While the garage would be visible in oblique views from the nearest neighbouring front window, it would not appear dominant or overbearing, having regard to its size and siting.

Having regard to the scale and siting of the development, the size of the plot and the existing boundary vegetation, the proposal would not result in unacceptable harm to neighbouring amenity.

Highway Access and Parking Provision: The proposed block plan states that there will be four parking spaces positioned on the existing hardstanding, along with two additional spaces as proposed by the new detached garage. Whilst the proposed detached garage would remove a proportion of the hardstanding at the front elevation, there is still adequate turning space for vehicles to manoeuvre. The proposed garage itself complies with the Council's standards in relation to garage dimensions, therefore is considered acceptable.

Landscape and Trees: Whilst the site contains a significant number of trees, none are protected by a Tree Preservation Order (TPO). The proposed development is located to the front and rear of the dwelling and, having regard to its siting and scale, is not considered likely to adversely affect the root protection areas of the surrounding trees. Furthermore, there is no evidence to suggest that the development would result in the loss of, or harm to, any significant trees on the site. Accordingly, the proposal is considered acceptable.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	9 September 2026
Earliest date for decision:	16 August 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.09.2026