

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261264
Site Address:	40 Evergreen Way, Wokingham, Wokingham, RG41 4BX
Expiry Date:	21 July 2026
Site Visit Date:	2 June 2026
Proposal: Householder application for the proposed erection of a single storey front extension, single storey rear extension, garage conversion to create habitable accommodation, first floor side extensions, insertion of balcony and changes to fenestration.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity 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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
34986	Single storey side extension to form granny unit.	Approved 30/04/1990

CONSULTATION RESPONSES

Internal

WBC Ecology – No comments received.

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 comprises a two-storey detached dwelling located on the southern side of Evergreen Way, Wokingham. The property occupies a prominent corner plot at the end of the cul-de-sac and benefits from a wider plot than the surrounding dwellings.

The surrounding residential properties are broadly similar in terms of age, scale and architectural style. However, there is some variation in their form and appearance, with many properties having undergone extensions and alterations to their original design.

Proposal:

This application seeks approval for the erection of a first-floor side extension above the existing single storey extension on the eastern side of the property and a first floor extension above the existing garage and utility. Also proposed is a single-storey rear extension and a single-storey front extension. The proposal also includes converting the existing integral garage to habitable accommodation and a balcony.

Proposed materials include brick and tiles to match the host dwelling.

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.

Character of the Area:

The proposal comprises two first-floor side extensions: one to the eastern side of the dwelling and one to the western side. The eastern extension would align with the existing principal elevation, whilst the western extension would be set back from the principal building line.

Policy CP3 of the Core Strategy requires development to be appropriate in terms of its scale, massing, layout, built form, height, materials and relationship to the character of the area, whilst achieving a high standard of design without detriment to the amenities of neighbouring occupiers.

The site occupies a corner plot at the head of the cul-de-sac and, consequently, there are no neighbouring properties immediately to the east. Instead, the eastern boundary adjoins the rear garden of no. 141 Barkham Road, which has a depth of in excess of 57m. Owing to the orientation of the dwelling and its position within the cul-de-sac, the eastern flank elevation is largely screened from public views. As such, the proposed first-floor extension would not appear unduly prominent within the street scene.

Whilst the Borough Design Guide (BDG) generally advises that first-floor extensions should be set down from the main ridgeline, the siting of the extension and the limited opportunities for direct public views mean that, in this instance, the extension would not appear overly dominant or visually intrusive. The use of matching brickwork and roof tiles would further integrate the extension with the host dwelling and maintain a coherent appearance.

Furthermore, given the site's end-plot position, the eastern extension would not erode any established pattern of spacing between dwellings, as there are no neighbouring properties on this side of the site.

The proposed first-floor extension to the western side of the property has been designed as a subordinate addition, being set back from the principal elevation. To the west lies no. 38 Evergreen Way, which is positioned slightly further back from the road than the host dwelling. This element of the proposal also incorporates a modest single-storey front projection measuring approximately 1.29m in depth.

The BDG states that front extensions should generally be limited to a single storey and should not project significantly beyond the established building line. In this case, the 1.29m projection is considered acceptable given the site's position at the head of the cul-de-sac, where building lines are varied and staggered in response to the road layout. The first-floor extension would remain subordinate to the host dwelling through its reduced ridgeline height and would replicate the existing pitched roof form. Consequently, it would appear as a sympathetic addition that would not be visually intrusive within the street scene.

The relatively modest front extension would serve an enlarged hallway and utility area. Its mono-pitched roof design reflects the existing mono-pitched feature above the main entrance and would be complemented by a pitched porch canopy. Overall, the alterations to the front elevation are considered sympathetic to the existing dwelling and would integrate successfully with the established character and appearance of the surrounding area.

Neighbouring Amenity:

Overlooking:

The proposed first-floor extensions to each side of the dwelling would introduce four additional front facing windows and three rear facing windows. The BDG advises on

separation distances to be retained between properties in order to maintain privacy and limit any sense of enclosure. In this instance, the additional front fenestration would be more than 24m from the front fenestration of no. 31 Evergreen Way. This distance well exceeds the recommended 10m minimum to be retained between front-to-front elevations. The three additional rear facing windows including balcony would also comply with BDG separation distances for back-to-back elevations.

Loss of Light & Overbearing:

As there are no neighbouring properties to the east of the site, the changes to the eastern side of the host dwelling would not generate any detrimental impact to neighbouring amenity in terms of loss of light or overbearing.

To the west of the site is no. 38 Evergreen Way. As existing, the integral garage and utility room are located 1m from the western shared boundary. The first-floor extension would not encroach the existing flank wall. Page 56 of the BDG states that side extensions should retain a gap between the building and the site boundary and this should be a minimum of 1m in width. The first-floor and single-storey front and rear extensions comply with this guidance.

The first-floor element of the scheme would be set back from the principal building line by approximately 0.58m and would protrude beyond the principal building line of no. 38 by 1.6m. Between the two properties a separation distance of approximately 2.26m would be maintained.

The primary document used to consider daylight and sunlight is BRE Report BR 209 'Site Layout Planning for Daylight and Sunlight, a guide to good practice'. This guidance is advisory in nature and is intended to assist with good design and the BRE recognise that there is no formal requirement to comply with the advice it contains. In this instance, the first-floor built form would not breach the 45-degree test and therefore, impact upon the neighbouring property would be limited.

It is noted that the single-storey front extension would protrude beyond the first-floor extension by approximately 2.5m. Although the ground floor extension would marginally breach the 45-degree test, it is likely that any overshadowing would be confined to mornings, and this would be mitigated by the 2.26m separation distance.

The proposed single-storey rear extension would be set away from the flank wall of no. 38 by approximately 3m and would be set back from the neighbouring conservatory by more than 3m. Therefore, the single-storey rear extension would not generate any adverse overshadowing or overbearing impact to the adjoining property.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms and would include the conversion of the existing garage. A parking plan was submitted to support the application and shows three on-site parking spaces, this is acceptable.

Ecology:

The application site is located in an area suitable for bat roosts. A bat survey (Urban Tree Experts, PEA, 17 May 2026) was submitted to support the application. The ecologist concluded that no bats or evidence to indicate bats have roosted at the

property or garage were found, nor were there any visible features externally or internally on the building in which bats could access the building to roost.

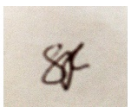
Conclusion:

For the reasons set out above and subject to conditions, 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 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:	16 July 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	20.7.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Evendons Ward

Wokingham Parish