

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                   |                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>Application Number:</b>                                                                                                                                                        | 260508                               |
| <b>Site Address:</b>                                                                                                                                                              | 20 Elmley Close, Wokingham, RG41 1HP |
| <b>Expiry Date:</b>                                                                                                                                                               | 29 April 2026                        |
| <b>Site Visit Date:</b>                                                                                                                                                           | 30 March 2026                        |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey rear extension, modification of existing single storey roof and installation of rooflights. |                                      |

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                       |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP2 – Inclusive Communities<br>CP3 – General Principles for Development                                                                                                                                                                                                                                                    |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC05 – Renewable Energy and Decentralised Energy Networks<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                                                                                                                                             |

### **PLANNING HISTORY**

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

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Drainage- No Objection  
WBC Digital Solutions Scanning- No Comments Received  
WBC CIL- No Comments Received

#### **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 relates to a detached dwelling at Elmley Close, located within the defined settlement of Wokingham. The site lies within an established residential area, characterised by a mix of similar suburban properties set within well-defined plots.

### Proposal Description:

The proposal seeks permission for the erection of a single storey rear extension, together with modifications to the existing single storey roof and the installation of rooflights.

**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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding dwellings are predominantly detached and semi-detached residential properties set within generous plots, with layouts that do not follow a consistent or uniform building line.

The proposed rear extension is intended to enlarge the existing space adjoining the single storey side element. The development would feature a flat roof incorporating two rooflights. The existing fenestration would be altered, including the installation of a new rear window and a small door on the south-west elevation.

As the extension is located to the rear of the property and is single storey in height, it would not be visible from public viewpoints and would represent a modest addition to

the dwelling. As such, it is considered that the proposal would have an acceptable impact on the character of the surrounding area

The proposed development is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

#### **Neighbouring Amenity:**

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

#### *Overlooking:*

Due to the nature of the development and location of the associated fenestration, there are no overlooking concerns.

#### *Loss of Light and Overbearing:*

The proposed development is modest in scale (extension increasing by approx. 2.39 metres to the rear) and acceptable in terms of their design. As the development is single storey, there are no significant concerns regarding overbearing impact or loss of light.

#### **Highway Access and Parking Provision:**

The proposed development will not affect highway access. The submitted proposed floor plan confirms that there is no increase in the number of habitable rooms; therefore, the existing parking provision remains appropriate for the dwelling.

#### **Amenity Space:**

Due to the large plot on which the development is situated, a substantial amount of garden space would be retained. The proposal would therefore comply with the requirements of the Borough Design Guide in respect of private amenity space.

#### **Flooding and Drainage:**

The site is located within Flood Zone 1 and is at low risk of surface water flooding. As the proposed development is at a modest scale, no concerns are raised in this regard. Drainage was consulted and raised no objections.

#### **Landscape and Trees:**

There are no anticipated impacts on existing vegetation.

#### **Ecology:**

The site is located within an area that is suitable for bats. However, photographs submitted, showing the external eaves and internal ceilings of the existing building, indicate that the fascia is tightly fitted against the brickwork, with no gaps that would allow bat access. It is considered that the building does not provide suitable roosting opportunities, and therefore a bat survey is not required.

Despite the site being located within an area associated with Great Crested Newt, the scale and nature of the proposed development are limited. As such, an ecological assessment is not considered necessary, and no adverse impacts on this protected species are anticipated.

**Conclusion:**

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

**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**

|                                    |               |
|------------------------------------|---------------|
| <b>Conditions agreed:</b>          | Not required  |
| <b>Recommendation:</b>             | Approval      |
| <b>Date:</b>                       | 15 April 2026 |
| <b>Earliest date for decision:</b> | 26 March 2026 |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>16 April 2026</b>                                                                |



## PLANNING CONSTRAINTS/STATUS

*Scale and Location of Development Proposals | Total count: 1*

1      *Major Development Locations      Wokingham*

*Risk of Flooding from Surface Water | Total count: 1*

1      *Environment Agency Surface Water Flood Zones      1 in 1000 year risk extent*

*Bat Roost Habitat Suitability | Total count: 2*

1      *Bat survey required for planning applications that involve roof modification or demolition. VK790      Ecology Officer, Green Infrastructure Team*

2      *Bat survey required for planning applications that involve roof modification or demolition. VL790 Ecology      Officer,      Green Infrastructure Team*

*Great Crested Newt Impact Risk Zones | Total count: 1*

1      *Great Crested Newt Impact Risk Zone      Red      For Householder applications check HH Layer. Consult NatureSpace for all other types of development*

*Landscape Character Assessment 2019 | Total count: 1*

1      *Landscape Character Assessment 2019 Wokingham-Winnersh Settled and Farmed Clay*