

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260129
Site Address:	282a Hyde End Road, Spencers Wood, Wokingham, RG7 1DN
Expiry Date:	27 March 2026
Site Visit Date:	26 th March 2026
Proposal: Householder application for the proposed erection of infill extension including insertion of roof lantern, raising of the roof incline with adjoining property and insertion of bi-folding door (Part-retrospective).	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
36746	Change of use of disused outbuilding to form cheese processing unit and retention of refrigeration unit (retrospective)	Approved 27 th November 1990
17116	Conversion of garage and outbuilding to garage, workshop and WC with store and studio over at 282a Hyde End Road	Approved 13 th April 1982
201210	Householder application for the proposed erection of a single storey extension to south elevation of existing annexe, alterations to roof to	Approved 24 th July 2020

	create larger first floor habitable accommodation, replacement of existing flat roof to pitched roof, plus the insertion of 9no. roof lights.	
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CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received

WBC Ecology- No objection subject to condition(s)

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	1 representation as follows; - <i>The raised roof has already been implemented</i>

APPRAISAL

Site Description: This application site relates to a two-storey semi-detached Victorian dwelling with associated parking and landscaping in the residential area of Spencer's Wood, Wokingham. The site is surrounded by dwellings that follow no consistent design or character.

Proposal: This application seeks permission for the proposed erection of infill extension including 1 No roof lantern, raising of the roof to match with adjoining property, and provide first floor accommodation, 2 No roof lights to the front elevation, 3 No roof lights over the rear extension and insertion of bi-folding door.

The proposed infill extension measures approximately 4.7 meters in width, 2.3 meters in depth and 3.1 meters in height. The proposed infill extension will provide access to the approved application 201210 for the erection of a single storey extension to south elevation of existing annexe, which will provide at ground floor level, a living/family area with bi-folding doors opening onto the rear garden. The remainder of the ground floor would be reconfigured to accommodate a new access point, utility room, corridor link, cloakroom and stairwell leading to the first floor.

The proposed raising of the roof would measure approximately 1 meter in height above the existing and will facilitate the creation of a home office, shower room and additional storage space.

Planning History: This application has had previous planning applications submitted. Application 36746 submitted in October 1990 for the proposed Change of use of disused outbuilding to form cheese processing unit and retention of refrigeration unit (retrospective) was approved in November 1990. Application 17116 submitted in February 1982 for the proposed Conversion of garage and outbuilding to garage, workshop and WC with store and studio over at 282a Hyde End Road was approved in April 1982. Lastly, application 201210 submitted in May 2020 for the proposed erection of a single storey extension to south elevation of existing annexe, alterations

to roof to create larger first floor habitable accommodation, replacement of existing flat roof to pitched roof, plus the insertion of 9no. roof lights was approved in July 2020.

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 to 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.

Hyde End Road and the surrounding area comprises of a mixture of dwellings with no consistent or prevailing architectural style or character. There have been numerous proposals along Hyde End Road, including front and rear extensions along with raising of the roof that can be seen from the public realm which don't detriment the character of the area.

The National Planning Policy Framework (NPPF) and the National Design Code places significant emphasis on the planning system securing good design. NPPF paragraph 131 states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development"*.

Paragraph 139 states that *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

The proposed development comprises an infill extension, including the insertion of a roof lantern roof lights and bi-folding doors, together with the raising of the roof to provide first- floor accommodation. The proposed roof alterations would be designed to match the adjoining property, including the alignment of rooflights.

The infill extension would be positioned on the existing hardstanding, and the proposed roof extension would not exceed the existing ridge height.

It is worth noting that application 201210 for the proposed erection of a single storey extension to south elevation of existing annexe, alterations to roof to create larger first floor habitable accommodation, replacement of existing flat roof to pitched roof, plus

the insertion of 9no. roof lights is currently on-going and this new proposal will result in a sympathetic and subservient addition, specifically by raising of the roof to match the adjoining dwelling which will aid a cohesive feature.

R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The application site is modest in size, and the proposed redevelopment is welcomed, particularly as there is no defined or consistent street scene along Hyde End Road. The design of the extensions will utilise materials that relate well to the existing dwelling, as such the proposal will not have a detrimental impact on the street scene and respond positively to the public realm and propose no harm to the character of the area.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “*high standard of amenity for existing and future users*”. This is reinforced by 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 extensions are set right to the neighbouring boundary. The Borough Design Guide (BDG) refers to extensions to be set 1 metre from the boundary for new dwellings and side extensions. The proposed side elevation windows would face the brick flank walls of No. 284 Hyde End Road and would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy.

Furthermore, the rear of the site is also well screened by existing boundary treatments. In this context, the development would not give rise to a detrimental loss of light or appear overbearing to neighbouring occupiers.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The submitted block plan shows no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: This application site is located in an area that is susceptible to surface water flooding, however no recent flooding has occurred at the location of the proposal, and no objections have been raised by the Council’s Flooding and Drainage Officer.

Ecology: The Council's Ecologist has reviewed this application and noted the following;

- *The Preliminary Bat Roost Assessment (PBRA) undertaken in January 2024 identified the semi-detached former dairy building as having moderate bat roost potential. The building comprises brick cavity walls and a pitched slate roof with dormer window. The roof was noted to be in disrepair, with slipped slates and gaps, alongside openings within timber cladding, soffits and the cavity wall, all of which provide potential roosting features for crevice-dwelling bats, including pipistrelle species. The absence of droppings within the roof void indicated that void-dwelling species, such as Long-eared bats, were unlikely to be present.*
- *Emergence surveys carried out on 28 May, and 18 June 2024 recorded fourteen Common pipistrelle bats emerging from beneath lifted cladding on the eastern gable of the outbuilding. These surveys confirmed that the eastern half of the building at 282 Hyde End Road supports a small Common pipistrelle maternity roost, for which a European Protected Species Mitigation Licence was secured. No bats were recorded emerging from the western half of the building at 282a Hyde End Road. The associated Bat Emergence Survey report confirmed that works to 282a did not directly affect a bat roost and were therefore not covered by the licence, but were to be undertaken concurrently to prevent bats relocating within the semi-detached structure.*
- *The licensed works to the eastern side of the building at No. 282, which resulted in the loss of the identified pipistrelle roost, have now been completed. Given that the emergence surveys relating to the western half of the building are now almost 18 months old, and that site conditions have changed, the submitted bat survey information is considered out of date in accordance with CIEEM guidance, which states that bat survey data is generally valid for 12–18 months.*
- *In line with Government guidance and to ensure compliance with wildlife legislation, it is therefore necessary to impose a planning condition requiring updated emergence survey(s) to confirm whether bats are present within the remaining potential roosting features on the western side of the outbuilding. Any works should be supervised by a suitably licensed ecologist and carried out in strict accordance with an updated Precautionary Mitigation Strategy, informed by the results of the updated surveys, to avoid the risk of injury, disturbance or illegal harm to bats.*

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To provide replacement and enhancement roosting opportunities for crevice-dwelling bats, and in accordance with NPPF (2024) paragraph 187 and Wokingham Borough Local Plan policies CP3 and CP7, it is requested that an integrated bat box, such as the Schwegler 1WI Summer and Winter Bat Box, is installed within the fabric of the extended building (e.g. within a wall, soffit or gable elevation).

Provided that planning conditions securing a pre-commencement emergence survey, update to the Precautionary Mitigation Strategy including details of timing, ecological supervision, provision of an integrated 1WI Schwegler Summer and Winter Bat Box into the new wall (or suitable alternative) and submission of a copy of the EPSML are included in the decision, there are no ecological objections.

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:	Yes
Recommendation:	Approve
Date:	26 March 2026
Earliest date for decision:	20 February 2026

Recommendation agreed by:	<i>MC</i>
(Authorised Officer)	
Date:	30.03.2026