

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260151
Site Address:	86 Bean Oak Road, Wokingham, RG40 1RN
Expiry Date:	20 March 2026
Site Visit Date:	26 January 2026
Proposal: Householder application for the proposed erection of a two-storey side/rear extension following demolition of the existing garage, plus 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey semi-detached 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. 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 Borough Design Guide states that *“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”*. The two-storey side extension above the existing garage (to be demolished and floorspace rebuilt as habitable space adjoining the dwelling) the first-floor element set back by 0.77m, 0.80m from the side boundary and would have a lower roof line, thus not fully compliant with the BGD.

Whilst the proposal is not set back by 1m, it is considered to be subservient to the main house being set back from the front elevation at first floor level by 0.77m, thus considered acceptable in this instance.

Whilst the proposal would be 0.80m from the boundary of no.84 garage, it is noted there is an existing garage already up to the boundary of the property. As such, an extension that does the same would not result in harm to the character of the area despite not being completely in accordance with the Borough Design Guide.

The side extension is clearly subservient to the host dwelling and would not adversely impact the character of the area. The proposed side extension would be a complimentary design to the host dwelling given the roof form would match that of the existing property, in keeping with the current characteristics of the dwelling. Therefore, it would not be an incongruent or dominant feature to the host dwelling. Furthermore, along the street scene the proposed application would be similar to no.72 (see image below) and therefore would not look out of place nor harm the street scene.

Due to the side gap of approx. 4.75 at first floor level, the proposal would not create a terracing effect with no.84 when view from the street scene.



The two storey rear extension projects approx. 3.47m in depth at ground floor level. The rear extension would not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide. The ground floor depth would match that of the existing ground floor projection and the host property has a very spacious garden to accommodate for such sized extension. The ground floor extension would have a very similar view as the existing ground floor projection so it is not going to have a significant harmful impact. With it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would unlikely have an adverse impact on the character of the host property or surrounding area.

The first floor pitched roof rear element would project approx. 2.25m and would extend above the proposed ground floor projection. The eaves/ridge height would be set down from the main dwelling appearing as a subservient feature. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, this aspect of the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The ground floor window as part of the side extension and garage conversion would overlook onto parade of shops, thus no overlooking concerns.

The first-floor bathroom window in the front elevation would overlook onto the street scene facing a parade of shops with flats above. Given the separation distance would be over 25m and the window would be obscured glazed, thus no overlooking concern.

The first floor side window would be opaque glass and opening light 1.7m off first floor level, thus no overlooking concerns.

The ground floor openings to the rear and side would be screened by the exiting boundary, thus no overlooking concerns.

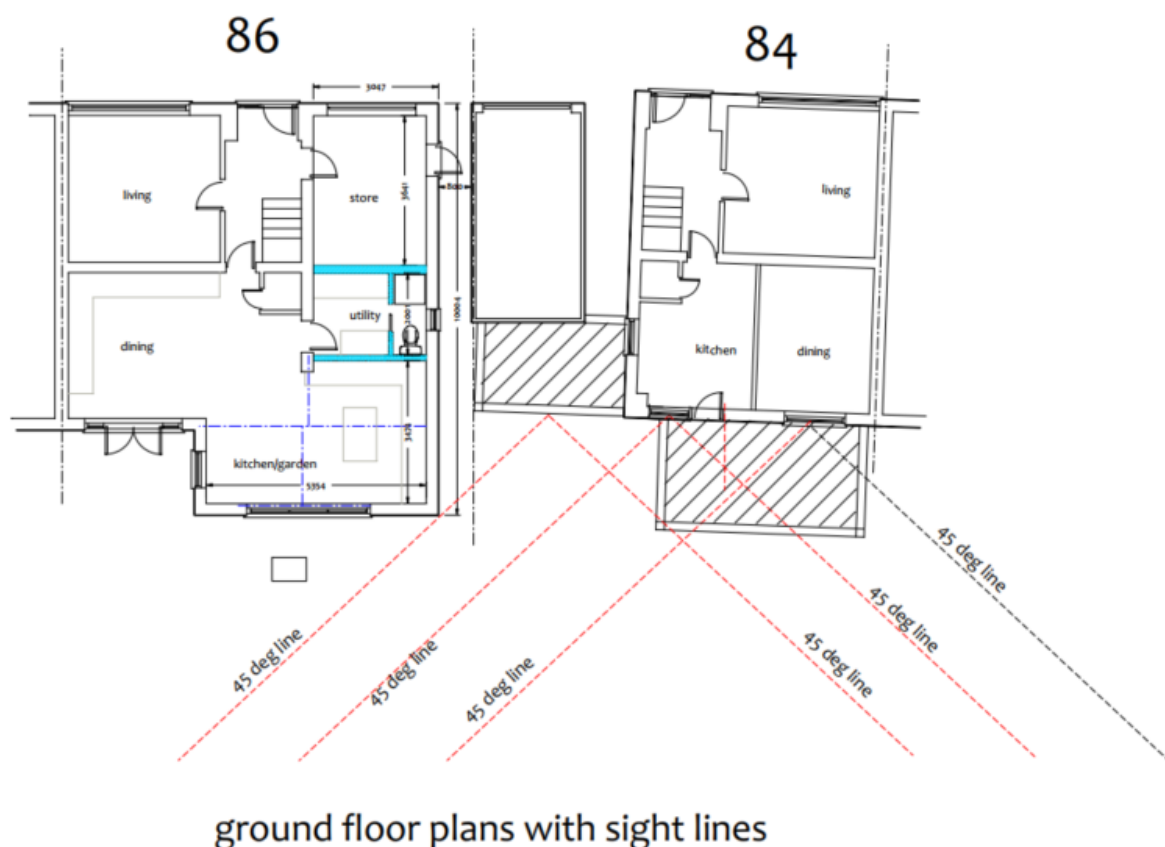
At first floor level to the rear, one window would be added. Most rear gardens in residential estates are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the new window as part of side/rear extension and it's oblique angle/view of no.84 rear garden. Notwithstanding

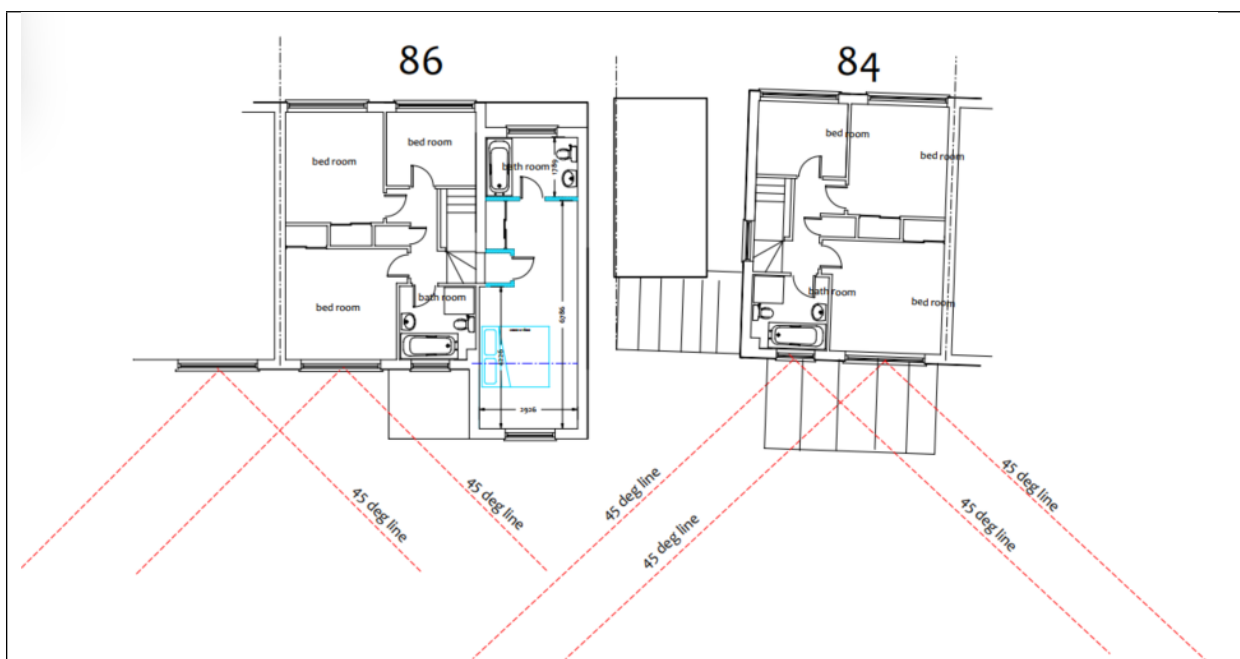
this the rear garden is approximately 11m deep and there is an adequate rear to rear separation distance. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The minimum back-to-back separation distance is 26m. The back-to-back separation distance between 86 Bean Oak Road and 79 Woodrow Drive is approx. 22m, thus not compliant with the BDG. Whilst 4m short, such is considered minimal and would not result in harmful overlooking given the main dwelling also does not comply with the 26m separation distance as this urban setting of Wokingham allows for a tighter, more compact layout. Furthermore, such type of overlooking is common within urban residential plots. Also, it's important to note no neighbour objections have been raised.

Loss of Light: Given rear extension is set off from no.88 boundary by approx. 3.20m at ground floor level and approx. 5.60m, such separation distance would not result in harmful loss of light.

Given the extension would project forwards of no.84 rear building line and close to the boundary, there is potential loss of light. When a 45° line is drawn from the centre of closest windows, the proposal would comply with the 45° rule, therefore no.84 would still have adequate access to natural light (see plans below).





upper floor plans with sight lines

Overbearing: Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to

access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access.

Given rear extension is set off from no.88 boundary by approx. 3.20m at ground floor level and approx. 5.60m, such separation distance would not result in overbearing.

Whilst the extension would be approx. 0.80m from the side boundary of no.84, the a gap between the boundary is maintained. Thus, in this instance it's considered acceptable.

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. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The proposal is increasing the number of bedrooms from 3 to 4. WBC's adopted parking standards after development requires 3 or more parking spaces for a 4 or more-bedroom dwelling. Plan 3242-10, shows 3 parking spaces, thus complying with council's standards. Therefore, no highway concerns.

Flooding and Drainage: The development is in Flood zone 1 and risk from surface water flooding according to the EA mapping. The comments from drainage have been taken into consideration, however due to the scale of the scheme the provision of drainage details is not required.

Amenity Space: The garden depth would be just within the 11m depth recommend in the BDG.

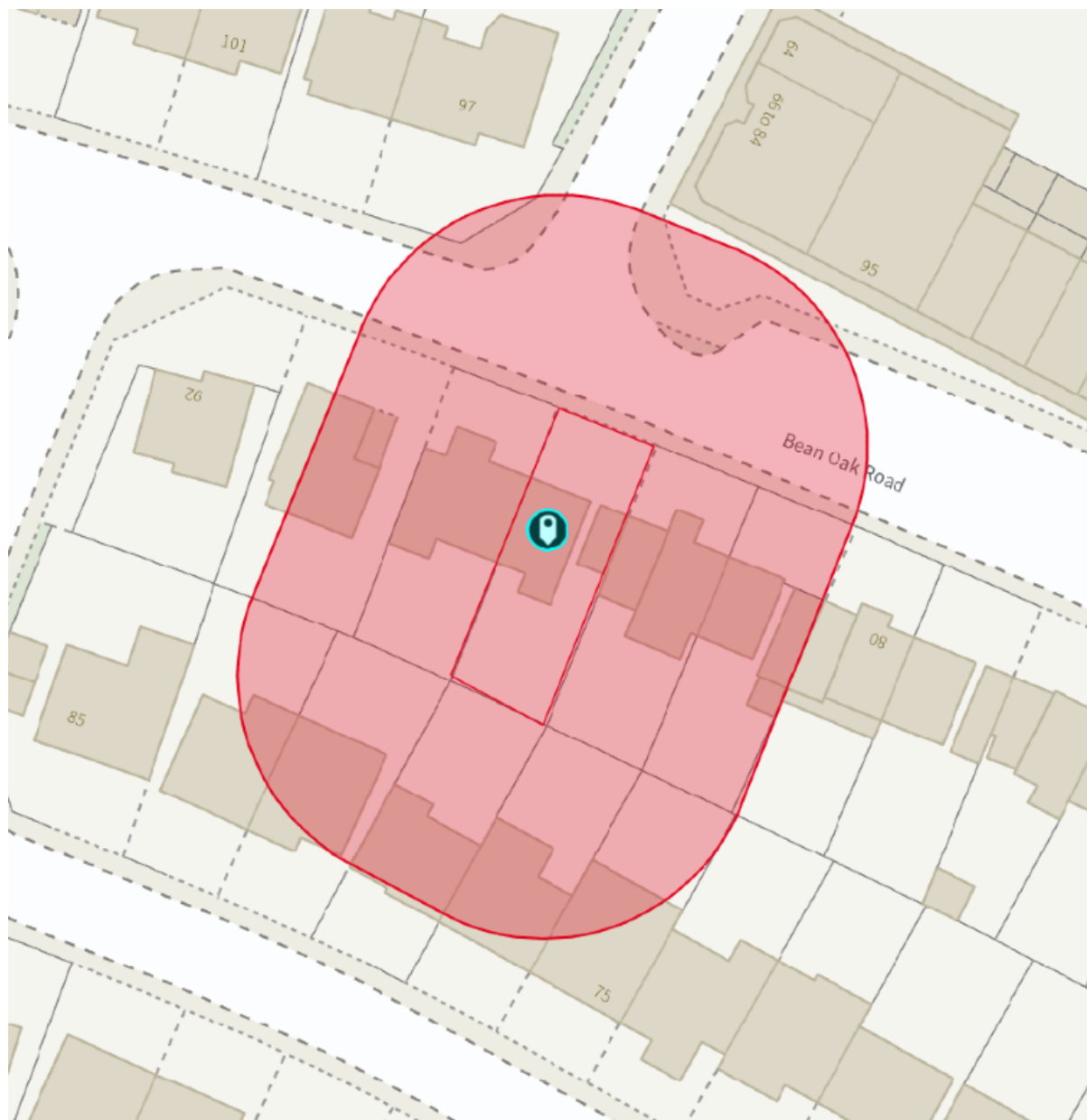
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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 March 2026
Earliest date for decision:	13 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	16 March 2026

PLANNING CONSTRAINTS/STATUS



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

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

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000&es=11401&location=482386,169164%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay
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Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m