

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251155
Site Address:	4 Villa Place, The Street, Swallowfield, Wokingham, RG7 1RG
Expiry Date:	9 July 2025
Site Visit Date:	27 June 2025
Proposal: Householder application for the proposed erection of a single-storey rear extension to form additional habitable space, including fenestration, following the demolition of the existing conservatory and log store.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Limited Dev. Location (Swallowfield)
Landscape Character Assessment
SSSI Impact Risk Zones
Flood Zone 2 and 3

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements SS4 – Development within or adjacent to minor settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage FD3 – River corridors and watercourses NE1 – Biodiversity and geodiversity DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

	Sustainable Design and Construction Supplementary Planning Document Swallowfield Village Design Statement
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PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions. *Officer comments: This will be discussed within the main report.*

WBC Highways – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey rear extension (4m x 3.75m) to the dwelling to provide a dining room, following the demolition of the existing conservatory.

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 proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given

the proportionate scale and unimposing design of the rear extension, it is deemed that the extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the extension would not be visible from the public domain, and with the proposed brickwork to match that of the existing dwelling, it is not deemed that the extension would detrimentally impact upon the character of the area.

Neighbouring Amenity:

The proposed single storey rear extension would extend 4 metres from the rear of the dwelling (2m from the rear of the existing conservatory) and would be single storey in nature. A high-level window is proposed on the side elevation of the extension but given the single storey nature there are no concerns relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with the neighbouring property, but an eaves height of 2.75 metres shows compliance with this guidance relating to overbearing. Overall, the proposed rear extension poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposed rear extension would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Flooding and Drainage:

Whilst it has been flagged on the Council's mapping system that the site lies within Flood Zone 2 and 3, this is due to the tiniest portion of the site's frontage being located on the edge of these flood zones (refer to figure 1 below). The Council's Drainage Officer was consulted on this application, and they have recognised that the existing dwelling and proposed extension are located within Flood Zone 1. As the proposed extension is increasing the footprint and as no existing or proposed drainage details have been provided as part of this application, the Council's Drainage Officer has recommended a pre-commencement condition requiring details of the drainage system to be provided to and approved in writing by the local planning authority. Given the limited scale of the development proposed, and as it is proposed to an area of existing hardstanding, it is considered unnecessary and unreasonable to attach this condition. Accordingly, the condition is not recommended.



Figure 1 – A map showing the extent of Flood Zones 2 and 3 in relation to the application site.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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.

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.

RECOMMENDATION

Conditions agreed:	Not required
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Recommendation:	Approve
Date:	4 July 2025
Earliest date for decision:	8 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	04/07/25