

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251131
Site Address:	47 Malvern Way, Twyford, Wokingham, RG10 9PY
Expiry Date:	7 July 2025
Site Visit Date:	2 July 2025
Proposal: Householder application for proposed single storey side and rear extension and garage conversion.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Twyford)
Landscape Character Assessment

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 CC07 – Parking TB02 – Development adjoining the Green Belt TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy 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 NE1 – Biodiversity and geodiversity NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC7 – Light pollution
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
142099	Application for a certificate of proposed lawful development for a single storey rear extension to dwelling.	Approved 13/04/2015

CONSULTATION RESPONSES**Internal**

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

External

None

REPRESENTATIONS

Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application and has raised the following points: • How would a brick-built extension affect my future access for any maintenance and repairs. <i>Officer comments: This is not a material planning consideration. However, the proposed side extension is set 1.4 metres from the boundary which should provide adequate space for any future maintenance and repair.</i> • There is insufficient space for such an extension, and it would destroy the detached aspect of the neighbourhood. <i>Officer comments: This will be assessed within the main report.</i> An email was received from the applicant stating that they had a discussion with the above neighbour and provided more details about the extension.

APPRAISAL**Description of Development:**

This application seeks permission to erect a single storey side/rear extension to the dwelling to provide an extension to the bedroom and an en-suite bathroom. Plus, the conversion of the existing detached garage and the erection of a covered walkway between the garage and dwelling. The surrounding area is predominantly characterised by detached bungalows and two storey properties.

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 side/rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set 1.4 metres from the boundary with the neighbouring property. Additionally, the proportionate scale and unimposing design ensures that the extension would have an acceptable impact on the appearance of the dwelling and wider area. The extension is set back 6.5 metres from the front of the dwelling, and this ensures that the extension appears as a subservient addition.

The proposed garage conversion would see the garage door being replaced by a door and window. A covered walkway is also proposed between the new door of the garage and the door to serve the side/rear extension. The proposed replacement of the garage door would not detrimentally impact upon the character of the area. Additionally, the covered walkway would not be visible from the public domain and therefore it is deemed that this would not detrimentally impact upon the character of the area.

Neighbouring Amenity:

The proposed single storey side/rear extension would extend 1.6 metres from the rear of the dwelling, and 1.5 metres from the side of the dwelling. The extension is single storey in nature and given a separation distance of 1.4 metres to the nearest neighbouring boundary there are no concerns on loss of light grounds. 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. In this instance, the proposal is set 1.4 metres from the boundary with the neighbouring property, but an eaves height of 2.6 metres shows compliance with this guidance relating to overbearing. In terms of overlooking, one window is proposed on the side elevation of the extension. However, given the single storey nature of the extension there are no concerns relating to overlooking.

The proposed conversion of the garage and installation of a covered walkway poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposal will not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Highway Access and Parking Provision:

The Council's Highways Officer was consulted on this application, and they are satisfied that the proposal will not have a significant impact in respect of the overall number of habitable rooms and the council's parking standards.

Whilst the garage is to be converted, the submitted drawing indicates driveway parking for up to three vehicles. The proposed level of parking is therefore considered acceptable in this instance.

Landscape and Trees:

The Council's Landscape and Trees Officer has reviewed this application, and they have no objection to the proposal subject to a condition requiring a landscaping scheme to be submitted to the Council prior to development commencing. This has been requested due to a potential minor loss of green infrastructure on the frontage to accommodate a slight extension to the existing driveway. Given there may only be a minor loss of any grass on the frontage, it is not considered necessary or reasonable to attach a condition requiring a scheme of landscaping to be submitted. Accordingly, the condition is not recommended.

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
Recommendation:	Approve
Date:	4 July 2025
Earliest date for decision:	5 June 2025

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

PLANNING CONSTRAINTS/STATUS
Insert where relevant