

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251682
Site Address:	14 Verey Close, Twyford, Wokingham, RG10 0LW
Expiry Date:	17 October 2025
Site Visit Date:	4 September 2025
Proposal: Householder application for the proposed erection of a single-storey side extension to include the removal of the existing rear conservatory, alongside the introduction of associated fenestration alterations to the rear elevation.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
251207	Application for a certificate of lawfulness for the proposed erection of a single storey side extension following demolition of the existing conservatory.	Refused 07/07/25

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No comment

External

None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council: No comment.
Ward Member(s)	No comments received

Neighbours	No comments received
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APPRAISAL

Site Description: The site is a semi-detached dwelling located in the residential area of Twyford.

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: Given the orientation of the house and the location of the garden, the proposal would be to the side of the dwelling but appear as a rear extension.

The single storey side extension would be approx. 3m in length, 3.82m in width and 2.66m in height. It also includes one rooflight. The single storey side extension would have a very similar view as the existing conservatory, so it is not going to have a significant harmful impact. The proposed extension would be minor and subservient feature which would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The rear double doors would be screened by the existing fencing, thus no overlooking concerns. In general, the outlook of the existing conservatory would be very similar to the proposed extension and therefore no overlooking concerns.

Loss of Light/Overbearing: Given the proposed extension would be of a similar size and scale to the exiting conservatory, it would considered not to be overbearing or cause harmful loss of light. 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, thus not considered to be overbearing or result in harmful loss of light.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. The extension will not affect the existing driveway.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Amenity Space: Given the dimensions of the existing conservatory is similar to the proposed extension, the proposal would not have a negative impact upon the occupants amenity space.

Great Crested Newt: The site is located within an 'Amber Risk Zone' for Great Crested Newts (GCNs), as identified by the Wokingham Planning Constraints Map. However, the site is over 350 metres from the nearest pond/waterbody and is more than 700 metres from the nearest red zone (higher risk) which significantly reduces the likelihood of GCN presence. The property is within meters of the green zone, which is considered virtually clear of GCN risk.

It is considered that the likelihood of Great Crested Newts being present or impacted is extremely low. Therefore, no further ecological survey or protected species licence is considered necessary, and the risk to Great Crested Newts is considered minimal.

An informative has been attached relating to Great Crested Newts.

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, 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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	16 October 2025
Earliest date for decision:	22 September 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	16 October 2025

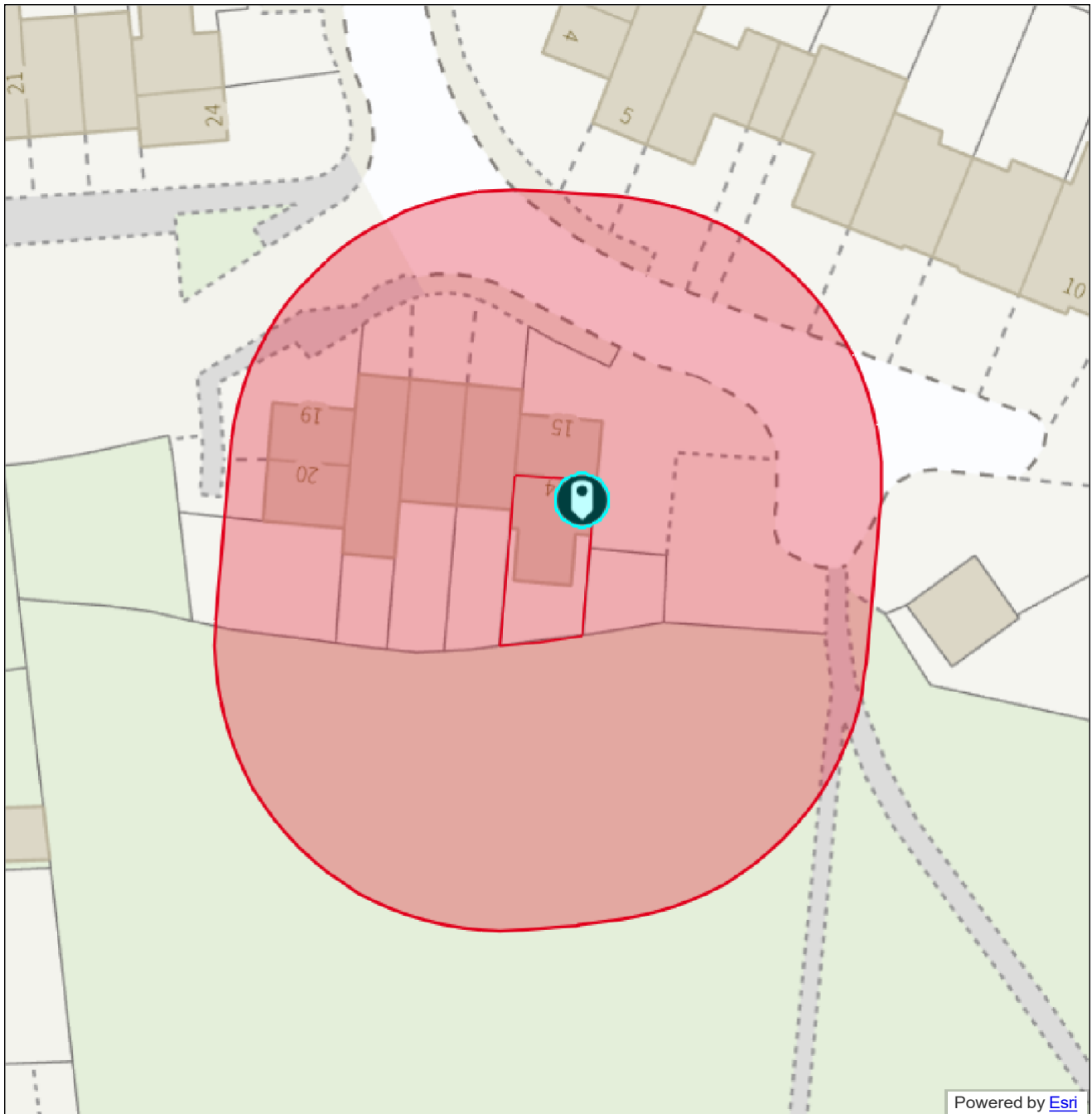
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 2,008.57 m²

Date: Fri Jul 18 2025 15:27:50 GMT+0100 (British Summer Time)



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	Twyford

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	Land on the South Side of Waltham Road, Twyford	Absolute Freehold Estate in Land	BK327343

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	VG530	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	VG531	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

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

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

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone - Householder Applications	Amber	This Amber/Red Zone is within 50m of a known pond. Consult NatureSpace for Householder applications

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

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

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322352&es=&location=478529,174908%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Twyford CP	0 m