

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260578
Site Address:	8 Westview Drive, Twyford, Wokingham, RG10 9BP
Expiry Date:	2 May 2026
Site Visit Date:	
Proposal: Householder application for the erection a single storey front/side extension to facilitate garage conversion to habitable accommodation along with increase in height of existing single storey side extension plus front porch (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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Twyford Neighbourhood Plan 2018-2038 Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
242267	Application for a certificate of lawfulness for the proposed single storey rear extension.	Approved 25/09/2024

250489	Householder application for the proposed erection of a single storey front extension to existing attached garage.	Approved 16/04/2025
252583	Application to vary condition 2 of planning consent 250489 for the proposed erection of a single storey front extension to existing attached garage. Condition 2 refers to approved details. Variation is to allow changes to fenestration.	Approved 11/12/2025

CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One neighbour objection relating to: - Concerns that the garage roof will result in rainwater being directed onto the adjoining neighbouring garage roof.

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached property located on the southern side of Westview Drive, Twyford. The property is the end plot of a small row of semi-detached properties. Westview Drive comprises a range of property types including, two-storey semi-detached properties and semi-detached bungalows. Dwellings are of a similar age and style.

Proposal:

This application seeks retrospective approval for the erection of a single-storey front/side extension to facilitate a garage conversion to create habitable accommodation. The proposed development would increase the roof height of the existing garage by approximately 0.6m. The roof form would remain a flat roof form. The proposal also includes the erection of a porch extension with a pitched roof form.

The proposed materials include facing brickwork and render to match the host 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:

Westview Drive is a short road that boasts two-storey, semi-detached dwellings and semi-detached bungalows. Properties are similar in age and appearance. However, many of the properties have undergone alterations and extensions in a variety of designs and forms. As such, there is no uniform appearance to property frontages along the road.

The proposal includes a single-storey front extension with new roof above which would extend above the existing garage. CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The single-storey front extension would be modest in scale and would align with the principal building line of the main house. The increase in roof height above the existing garage roof height would remain proportionate to the size of the host dwelling. The proposed materials include facing brickwork and render to match the main house, ensuring a cohesive relationship with the host dwelling.

The proposed porch extension would be sited centrally on the front elevation and would protrude forward approximately 1.2m. It would have a pitched roof form and would be constructed from brick and timber. Although the properties along Westview Drive share broad characteristics, there is no uniform architectural rhythm to property frontages along the road. Neighbouring properties boast a variety of porch styles, including inset, mono-pitch, pitched and hipped roof forms. Therefore, the proposed pitched roof porch with open sides would be sufficiently in-keeping with the variety of property frontages along Westview Drive and would not disrupt any visual continuity nor appear incongruous within the street scene.

In conclusion, the proposed changes are considered to relate well to the host dwelling by adopting a similar appearance through the use of materials and scale and would not appear overly dominant within the public realm.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the single storey scale of the proposed development and separation distances from neighbouring properties, there would be no detrimental overbearing, loss of light or loss of privacy impacts to neighbouring residential amenity.

Garage roof of no.10 Westview Drive:

A letter of concern has been received regarding the proposed roof of the converted garage and its impact to the adjoining garage roof of no. 10. A site visit was undertaken by the planning officer to view the proposed development and neighbouring garage. While the plans show all the proposed works to be within the red line boundary of the host site, the applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996. Any drainpipes etc. should be contained within the application site.

Highway Access and Parking Provision:

Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. While the proposal includes converting the existing garage to habitable accommodation, the existing garage does not meet current Highways standards for garage dimensions and so not would result in the loss of one on-site parking space. The existing driveway providing off-street parking is considered acceptable to meet the proposed development.

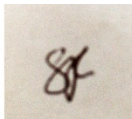
Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	23 April 2026
Earliest date for decision:	30 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1.5.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Landscape Character Assessment 2019 - Wargrave-Twyford Arable Chalk Lowlands

Twyford, Ruscombe & Hurst Ward

Twyford Parish