

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243167
Site Address:	33 Winchcombe Road, Twyford, Wokingham, RG10 0AS
Expiry Date:	28 February 2025
Site Visit Date:	13 January 2025
Proposal: Householder application for the proposed single storey rear extension, plus the addition of two roof lights. Followed by the erection of a front porch and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Twyford

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
118/64	Detached house and garage	Approve 9 th July 1964
165/71	Two storey extension	Approve 18 th March 1971

CONSULTATION RESPONSES

Internal
WBC Highways WBC CIL
External
N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site comprises a two storey 1960s semi-detached dwelling house in the residential area of Twyford. The property benefits from an open plan front garden and driveway with off-street parking for two cars.

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.

Proposal: The proposal is for the erection of a single storey rear infill extension to create an open plan kitchen/dining area and utility room. It would measure 2.8m in width, 3.6m in length and 3.8m in height. It would have a sloping roof, the addition of a two roof lights and a large window on the rear elevation. It would be located 0.9m from the shared side boundary with no. 35 Winchcombe Road. The proposed front porch will measure 2.5m in width, 2.2m in length and 2.8m in height and replace the existing front porch. It will have a flat roof and the addition of a roof light. Fenestration changes include the blocking up two first floor side windows and the insertion of a ground floor to replace a door to the side elevation facing No. 35 Winchcombe Road; the insertion of bifold doors at the rear, replacement garage door and replacement windows. The existing external facing brickwork on the front elevation would be rendered and the existing cladding replaced with timber boarding.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) states that front extensions should not project significantly forward of the building line; respond positively to the original building and contribute positively to the character of the area.

The proposed single storey front extension would extend beyond the footprint of the existing front porch by 20cm to be in line with the principal elevation of the garage. It would not be overly prominent and there are other examples of front porch extensions in the street scene. Overall, the impact of the development on the character of the local area would be acceptable in relation to policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: There would be no additional windows in the side elevation that faces on to no. 35 Winchcombe Road. One side elevation ground floor door will be replaced by a window to serve the utility room and will not face onto any habitable rooms in the neighbouring property. The rear extension would have a window facing onto the rear garden. Therefore, there are no concerns related to overlooking.

Loss of Light: The proposed infill rear extension would not extend beyond the rear wall of the existing dwelling and there would be no significant additional loss of daylight/sunlight to no. 35 Winchcombe Road.

Overbearing: The proposal is an infill extension and would not extend beyond the rear wall of the existing dwelling. The Wokingham Borough Council Design Guide (BDG) states the eaves height of a single storey extension should not exceed 3m within 2m of a side boundary and should not project more than four metres from the main rear wall. It would be located 0.9 metres from the shared boundary and the eaves height would be 2.45m from ground level. Therefore, the dimensions are within what is recommended in the Borough Design Guide and would not have a significant overbearing impact on neighbouring amenity.

Overall, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.

Highway Access and Parking Provision: *Highway Officer Comments:* The proposal will not result in any additional habitable rooms and there is no impact on access or level of parking.

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:	Yes
Recommendation:	Approve
Date:	24 February 2025
Earliest date for decision:	12 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26/02/25