

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260633
Site Address:	18 Sundew Close, Wokingham, Wokingham, RG40 5YB
Expiry Date:	11 May 2026
Site Visit Date:	23 March 2026
Proposal: Householder application for the proposed single-storey rear extension and garage conversion forming habitable accommodation.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history.	N/a	N/a

CONSULTATION RESPONSES

Internal
WBC Highways: No objection.
External
No comments received.

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

APPRAISAL
Site Description: 18 Sundew Close is located in Wokingham, a Major Development Location. The property occupies an edge position on the northern side of the Sundew Close. It is the first dwelling at the entrance of the Close, with Campion Way adjacent toward the east. The property is detached with a gabled main roofscape, finished in clay interlocking tiles. There is also a jerkinhead roof feature on the western side of the main roofscape. A jerkinhead roof is also observed on the single-storey extension, featuring an integral garage (1no. car capacity) and matching the material of the main roofscape. The exterior material of the walls is red brick. The windows are framed in white UPVc and are double-glazed. The property features a 1no. car capacity paved front driveway with a small front grassed amenity space (approx. 7m x 4.5m). There is a large rear garden (10m x 20m) with dense hedging, trees and vegetation along the boundary with Campion Way and neighbouring property. There is also dense vegetation at the frontage, obscuring view of the property from the public highway. 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: This application seeks approval for the proposed conversion of the existing garage space to from additional habitable accommodation and a single-storey rear extension.

Design / 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 street is characterised by a quiet, low-traffic residential cul-de-sac. Residential development is arranged in close-knit plots with a continuous building line. All dwellings are of similar design and age, both of red-brick and combined gabled and jerkinhead roofs. Sundew Close properties are set-back from the highway, with moderately sized front driveways with integral garages.

Nearby property, No.3 Sundew Close, had a similar proposal approved for a single-storey rear extension in 2016. 10 Sundew Close had a single-storey rear extension approved in 2021 and a garage conversion approved in 2013. 8 Sundew Close, had a single-storey rear extension approved in 2018. These dwellings form part of the established character of the area.

Garage Conversion

The proposed garage conversion would not significantly harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because the development is proposed internally with some minor changes to fenestration. The development replaces the existing front-facing garage door with a single window (2.2m x 1.3m). These are coherent with the dimensions and scaling of the property and the existing windows. The proposed materials for the development match the brickwork wall and the UPVc windows of the existing dwelling.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Highways Access and Parking Provision

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

There is no net increase in the total numbers of habitable rooms. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Therefore, no additional parking provisions are required.

Two driveway parking spaces of 2.5m x 5m are proposed. One of the spaces are provided by converting part of the existing front garden into hardstanding for an additional parking space.

Cycle storage is not negatively impacted by the development and remains unchanged.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life

Garage Conversion

The garage conversion would similarly not cause overlooking, overbearing or loss of light given its internal and single-storey nature and the absence of proposed side-facing windows directly onto a neighbouring property. Therefore, these would not result in any overlooking or loss of privacy. Overall, there is no significant impact to the neighbouring amenity, and it therefore accords with the aims of Policy CP3.

Single-Storey Rear Extension

Overlooking

The single-storey rear extension would not cause overlooking, given its single-storey nature. Furthermore, there are no proposed side windows on the development. The extension will feature a rear-facing glass door; however, this is not considered to increase the risk of overlooking beyond the existing rear fenestrations. The development would also include 1no. roof lantern which is set within the flat roof of the extension. Therefore, this would not result in any overlooking or loss of privacy.

Overall, there is no significant impact to the loss of light for the neighbouring properties from this development and it therefore accords with the aims of Policy CP3 in respect of residential amenity.

Loss of Light

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

The proposed rear extension would be situated behind the rear building line of neighbouring property to the west, No.17, by 1.55m. There is no property adjacent to the east. Taking this into consideration and that the development is single-storey, modest in form and scale, there would be no negative impacts to daylight or sunlight.

Overall, there is no significant impact to the loss of light to either neighbour from this development, therefore adhering with the aims of Policy CP3 in respect of residential amenity.

Overbearing

The BDG states that eaves height of single-storey rear extensions should not exceed 3m within 2m of a site boundary. In this case, the rear extension has a spacing with the side boundary of No.17 by 3.7m and will project 2.2m from the existing rear wall. The maximum ridge height would be 3m in height (3.7m with roof lantern) and the eaves 2.6m. The ridge height of the main property is 9m and the eaves are 5.1m. Therefore, the extension would be clearly subservient to the main roof formation and adheres to these aspects of the BDG.

Therefore, as the proposed extension is single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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.

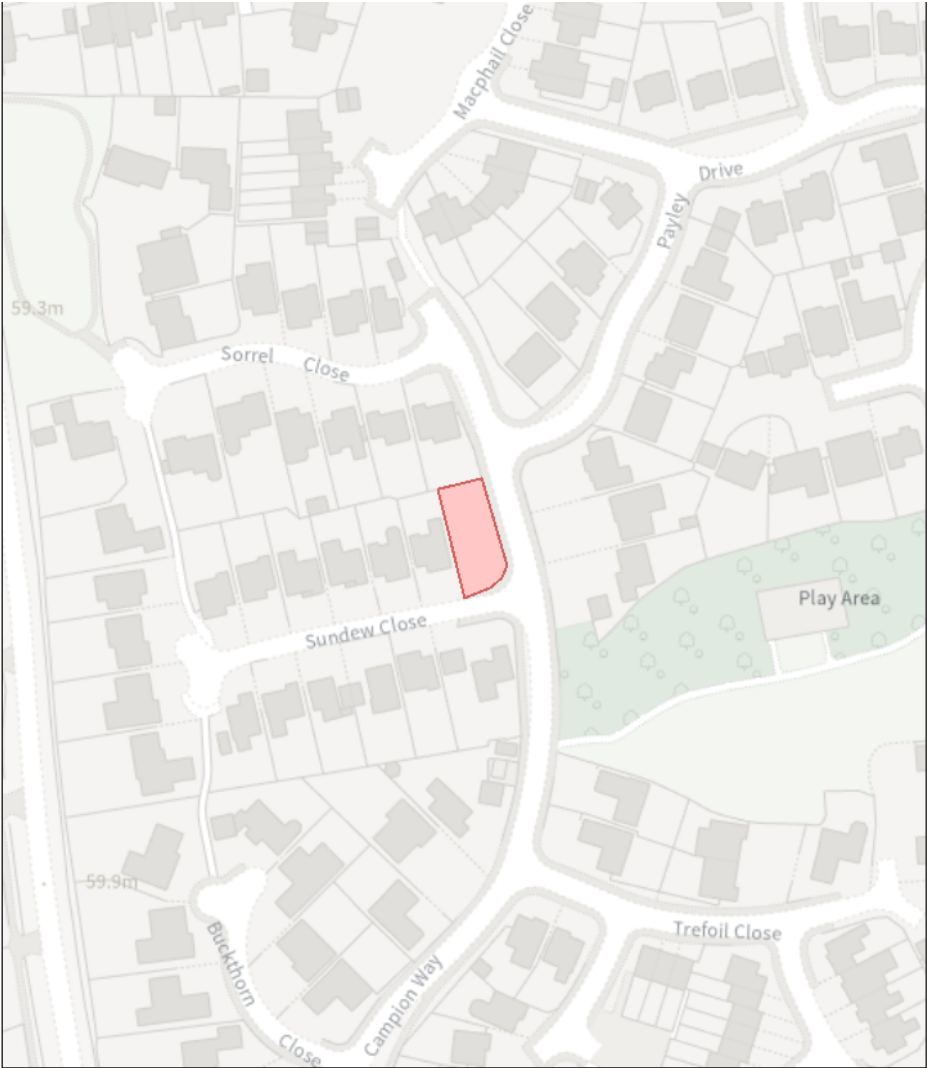
RECOMMENDATION

Conditions agreed:	Not Required.
Recommendation:	Approve
Date:	22 April 2026
Earliest date for decision:	9 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22/04/26

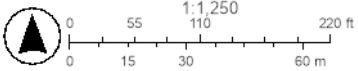
PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3



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District



#	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	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

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: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000430000&notes=11401&location=482386,169164%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Norreys Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m