

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260555
Site Address:	53 Paddock Heights, Twyford, Wokingham, RG10 0AP
Expiry Date:	12 May 2026
Site Visit Date:	20 April 2026
Proposal: Householder application for the proposed two-storey side extension and single storey rear extension, including the conversion of the loft and the addition of dormers.	

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
030336	Application for a Certificate of proposed lawful development for a loft conversion.	APP – 27 October 2003.

CONSULTATION RESPONSES

Internal
WBC CIL: The proposed development will be liable for CIL.
External
No comments received.

REPRESENTATIONS	
Parish/Town Council	Twyford Parish Council: - Request to consider the visual impact of the proposal on the street scene. <i>Officer Response:</i> The proposal has been assessed as being suitably proportionate and set back, with no increase in build height and would not appear significantly visually incongruous.
Ward Member(s)	No comments received
Neighbours	Comment One: - The proposal is considered out of keeping with the surrounding area, which mostly consists of single storey bungalows. The scale and nature of the scheme suggest a substantial rebuild, potentially conflicting with local restrictions on upward and lateral development. There is concern regarding the limited side space and boundary proximity and parking provision encroaching onto neighbouring property. Comment Two: - The proposal is considered to conflict with the established character of the street, which is made up of single-storey bungalows. The scale and form of the development show a departure from this context. Officer Response: As outlined in the following appraisal section below, the proposal has been assessed against the Borough Design Guide and relevant policy and is not considered to be out of keeping with the surrounding area. Whilst the immediate part of Paddock Heights is predominantly bungalow housing types, there is evidence of incremental change, including extensions, roof alterations and dormers at nearby properties such as at no.49 and 51. The proposal does not constitute a major rebuild but rather extends the existing dwelling, with the existing height retained. The design remains proportionate and adequate spacing is retained. Parking provision also remains adequate with no encroachment onto neighbouring land.
APPRAISAL	

Site Description: 53 Paddock Heights is situated in Twyford, a Major Development Location. The dwelling is a modest single-storey bungalow on the northern side of Paddock Heights within a suburban residential area.

The surrounding road exhibits a mix of late inter-war and post-war suburban development, including two-storey semi-detached dwellings dating predominantly from the 1930s, characterised by steep hipped roofs, brick-and-render elevations and a restrained neo-vernacular style typical of inter-war suburbia. More immediate to the application site are mid-20th century bungalows, which display a more modest suburban vernacular with lower rooflines, simple brick construction and repetitive estate-style forms. There are also examples of dormers and gable features on nearby and opposite properties, contributing to a varied streetscape.

The dwelling is set back from the highway with a modest front driveway of approximately 9m x 13m, providing off-street parking. There is a moderately-sized rear garden of 9m x 17m. The roofscape is pitched. The walls are finished in red brick, and the roof with dark grey interlocking tiles.

Proposal:

This application seeks approval for the proposed two-storey side extension (including roof alteration of hip to gable) and single storey rear extension, including the conversion of the loft and the addition of dormers.

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.

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.

Most dwellings situated on Paddock Heights are set-back from the highway with front driveways, providing off-street parking. The area has a coherent and uniform character, with bungalow housing types consistent at the entrance from Waltham Road signifying a low-rise, horizontal emphasis with some variation to design. Progressing through the

area, the housing types increasingly vary with semi-detached properties. Dwellings predominantly use interlocking tiles for the roofs and brick for the walls.

Single-storey rear extensions are commonplace with neighbouring properties. For instance, no.54 had a single-storey rear extension approved in 2004, no.56 in 2000 and no.62 in 1996. Furthermore, adjacent property, no.51, had a single-storey side extension approved in 2020 and had a part first-floor and part single-storey side extension and dormer extension approved in 2016. No.49 (attached to no.51) also has front-facing dormers. This indicates that the surrounding area features extensions and alterations to roofscapes and dormers and that the area has been subject to incremental change over time.

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.

Two-storey Side Extension and Roof Alterations

The two-storey side extension would not result in significant harm to the character of the area. The roof adopts a pitched form with gable-end. It is acknowledged that the proposal introduces a different roof form to the host pair of semi-detached bungalows and will alter the existing visual duality of the pair. There are no examples of side gables within the immediate street scene, and this element therefore represents a departure from the prevailing character. However, the proposed roof extension is well-proportioned and, when considered in isolation, represents a sensitive addition in terms of its scale, proportions and roof form to the host dwelling. Additionally, the street is relatively wide and spacious, allowing it to accommodate a degree of architectural variation without resulting in visual harm.

Hence, although the proposal introduces a side gable and alters the visual symmetry of the pair, the extension retains the existing ridge height (6.4m), maintains separation to the side boundary (1m), and presents as a proportionate addition when read within the wider mixed character of the street which includes roof alterations and dormers at nearby properties (e.g. 49 and 51). On this basis, the degree of change is not considered to result in material harm to the character and appearance of the area.

Front Roof Dormers

The development features 2no. separate pitched roof dormers located within the front slope of the roof. These would be visible from the public highway. They are approximately 2m x 2.3m, subordinate to the main roof ridgeline by 0.5m and 1.3m above the main eaves.

Whilst these differ in form from some neighbouring flat-roof dormers, the pitched design is considered acceptable and adds visual interest. The dormers are well proportioned within the roof slope and comply with criteria 2–5 of the Borough Design Guide, which relate to scale, subservience and integration with the host roof.

Therefore, the dormers are suitably subservient to the main roofscape and would not cause a significant threat to the design and character of the area due to the modest

dimensions and appropriate design features. Furthermore, no.51 and 49 (the neighbouring semi-detached properties) feature side and front-facing roof dormers. Taking all this into consideration, the proposed front dormers would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy.

Rear Roof Dormer

As this part of the development will occur on the rear elevation, not visible from the public domain, there would be no harm to the character of the area and complies with Policy CP1 and CP3 of the Core Strategy. It is also suitably subservient to the main roof ridgeline and of an appropriate design.

Overall, the proposal is considered to accord with Policies CP1 and CP3 of the Core Strategy, which require development to respond positively to local character while allowing for appropriate evolution.

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.

Overlooking

The front-facing roof dormers set within the principal roof slope of the dwelling would not give rise to any increased or significant threat of overlooking. This is because the dormers are positioned on the front elevation meaning that any line of sight is directed to the public highway and the dwellings on the southern side of Paddock Heights, which already experience a public-facing context. Moreover, these dwellings are approximately 30m away which is a significant distance and further reduces any potential loss of privacy. There are no proposed side windows proposed on the dormers, meaning overlooking threats to neighbouring properties is reduced.

In this regard, the front dormers would not significantly alter the existing relationship between the host dwelling and its surroundings, with outlook restricted to the street scene and not into private neighbouring amenity space.

The rear dormers similarly would not cause a significant increase of overlooking beyond the existing ground-floor rear facing windows. This is because the windows primarily face toward the host dwelling's private amenity space with no direct line of sight into habitable rooms of the neighbouring properties. There are also no proposed side windows, meaning overlooking threats to neighbouring properties is reduced.

The two-storey side extension would feature 1no. additional side-facing window toward no.51 featuring obscure glazing and would be non-opening below 1.7m of the internal floor level.

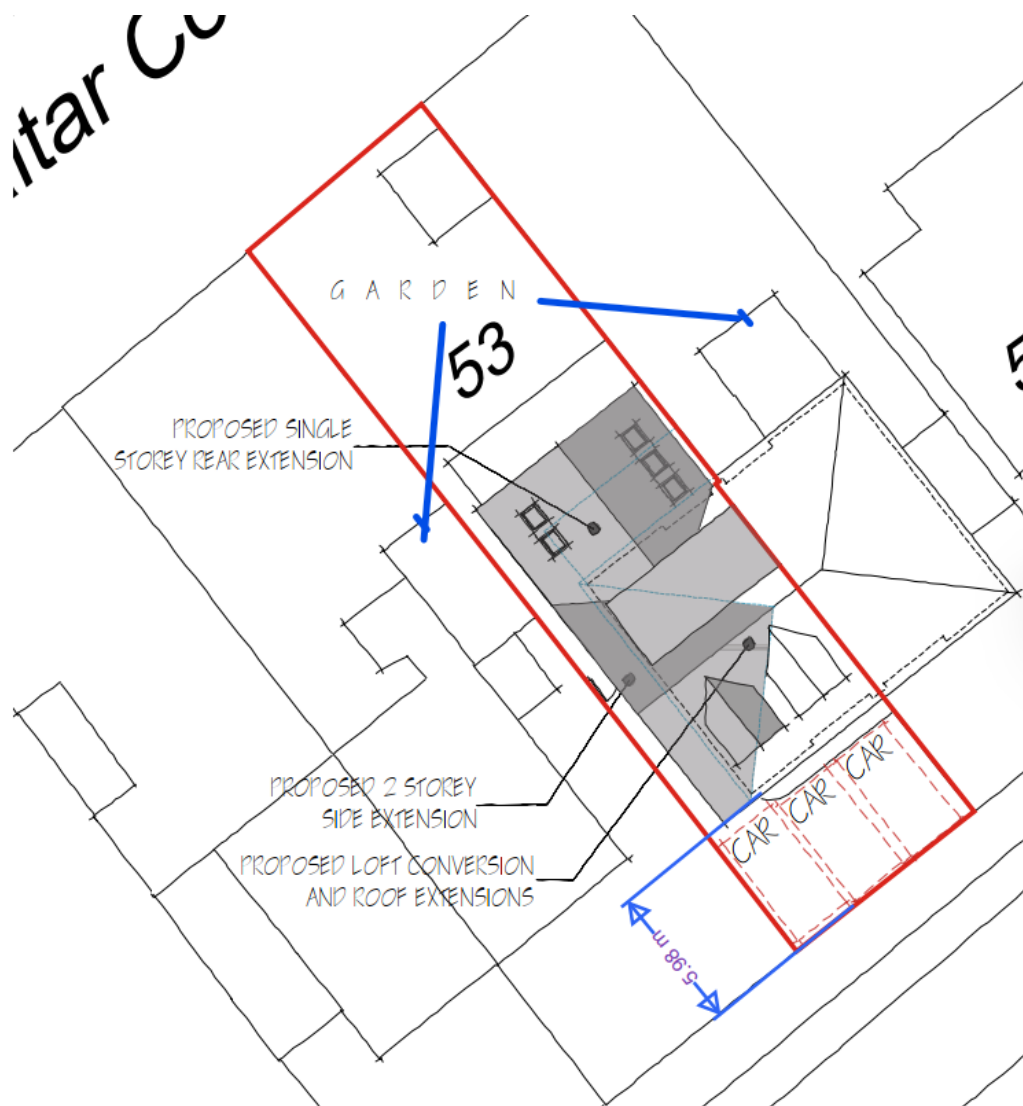
Overall, there is no significant impact of overlooking and therefore adheres to the aims of Policy CP3 in respect of residential amenity.

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 single-storey development would not result in any increase in the loss of light to neighbouring properties. This is further consolidated by the figure below.



As shown above, the proposed single-storey rear extension would not breach the horizontal 45-degree test for no.51 and 55.

In addition, with no.55, a 25-degree assessment has been undertaken in respect of the proposal. This demonstrates that the angle from the nearest opening at no.55 to the top of the proposed extension would exceed 25 degrees (approximately 43.5°). However, rear-facing openings at no.55 are set back from the shared boundary and are understood to serve a conservatory, which benefits from multiple aspects, and a secondary glazed door, rather than primary habitable room windows. Whilst there may be a degree of additional overshadowing to the neighbouring garden, this would not be significant enough to warrant refusal, particularly given that the pitched roof slopes away from the shared boundary.

Considering this, there would be no significant negative impact to daylight or sunlight. Therefore, this development adheres with the aims of Policy CP3 in respect of residential amenity.

Overbearing

The two-storey side extension would align with the existing main roof, maintaining a ridge height of 6.4m. Whilst the extension does not incorporate a set-down from the ridge, it remains proportionate to the host dwelling and does not appear dominant.

Furthermore, the retention of a 1m gap to the side boundary with no.51 ensures that the extension is a coherent addition rather than overly prominent or bulky.

The single-storey rear extension would not cause any overbearing as both the ridge and eaves height are subservient to that of the main dwelling. Moreover, both immediate neighbouring properties benefit from spacious private rear gardens that would further ensure the proposal would not create an unacceptable sense of enclosure or overbearing when viewed from these properties.

Overall, the development would not result in an overbearing, dominating or enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

Highway 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.

The development will increase the no. of bedrooms from 2 to 3. The property has 3no. parking spaces. Appendix 2 MDD Local Plan states that for a 3-bedroom property require 2 spaces. This property adheres to these standards.

Ecology

The application site is in an area designated as suitable for bat roosting. A Preliminary Bat Roost Assessment was carried out by an Ecologist. The survey concluded that no bats were present within the roof of the host property and that the proposed development would not result in the removal of any habitats which could be used for foraging or commuting bats. In addition, the survey also confirmed that no evidence of nesting birds was identified on the site and there are no suitable habitats on site which provide habitat for nesting birds.

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:	05 May 2026
Earliest date for decision:	18 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	06/05/26

PLANNING CONSTRAINTS/STATUS**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

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: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UT514	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UT515	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UT516	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UU515	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	UU516	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

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500050&notes=&location=476719,175387 %20(IRZ%20polygon%20centre)

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 of area	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

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