

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250371
Site Address:	61 Oaklands Drive, Wokingham, RG41 2SB
Expiry Date:	2 May 2025
Site Visit Date:	18 March 2025
Proposal: Householder application for the proposed erection of a single storey front extension to create porch, partial conversion of garage to create habitable accommodation, two storey rear extension plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

and Waste Plan (JMWP)	DM3 - Protection of Habitats and Species DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
081870	Proposed erection of single storey side and two storey rear extension plus first floor side extension to dwelling.	Approved 21/05/2008
213216	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, including the insertion of 2no. roof lights, following demolition of existing conservatory.	Refused 26/10/2021
213564	Householder application for the proposed erection of a single storey rear extension, following demolition of the existing conservatory.	Approved 22/11/2021

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.
WBC Ecology – No objection.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the northern side of Oaklands Drive, Wokingham which is part of a mid-twentieth century housing development. Property types along the road include detached dwellings and bungalows. Over time, many of the properties have benefited from alterations and extensions in a variety of designs and forms.

The application property is set back from the road behind a relatively large lawn and driveway providing off-street parking.

Typical materials consist of brick, hung tiles, render timber and uPVC cladding.

Proposal:

This application seeks approval for the erection of a single-storey front extension to create a porch, a partial garage conversion to create habitable accommodation, and a two-storey rear extension. The proposal also includes alterations to the main roof which comprises replacing part of the rear pitch with three hipped sections. There are also changes to fenestration which include the addition of one first-floor side window to serve a bathroom.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed single-storey front extension would serve an entrance hallway and would have a flat roof form. The extension would measure approximately 3.9m in width and 1.1m in depth.

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 front extension would be a relatively minor change to the frontage of the property. The Borough Design Guide (BDG) recommends that 'Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line'. The extension would accord with this guidance and would appear subordinate to the host dwelling by being set back from the garage by approximately 1.1m. The flat roof form of the extension would align with the height of the garage roof which would unify the development with the main house. In addition, there are numerous examples along Oaklands Drive of properties that have altered entrance porches in a variety of forms. Examples include pitched, mono-pitch, hipped, and flat roof porch structures evidenced at nos.50, 54, 55, 57 and 63 Oaklands Drive.

Therefore, this element of the scheme would cause no adverse impact to the character of the host dwelling or street scene.

There would be no visual change to the property frontage from the proposed partial garage conversion as the existing garage door would be retained. Therefore, this element of the development would cause no discernible impact to the character of the public realm.

The proposed two-storey rear extension would infill space between the existing utility and dining room. The rear extension would have a hipped roof form and would not protrude beyond the existing rear building line of the host dwelling. The eaves height would align with the existing eaves height of the main house and the ridge would be set down from the main ridge line. Also proposed are alterations to the rear pitch of the main roof. This would include the hipped roof form above the extension being replicated with two additional hipped sections above the existing rear bedrooms. The changes would unify the extension with the main house to create a more seamless design.

There would be limited views of the rear extension from the road, although there would be some view of the development when traversing from east to west along Oaklands Drive. However, the extension would not protrude beyond the existing flank wall and would not disrupt the separation gap between the host dwelling and no.59 which would retain views through to the green backdrop of the rear garden. Therefore, it is considered that the rear extension would not cause any detrimental impact to the character of the host dwelling or street scene.

Neighbouring Amenity:

Overlooking:

There is one additional window proposed at first-floor level in the eastern flank elevation to serve a bathroom. To mitigate any potential harmful overlooking impacts, it will be conditioned that the window is obscurely glazed and limited in opening height to protect the amenity of the occupants at no.59 Oaklands Drive.

Loss of Light & Overbearing:

The two-storey rear extension would infill space between the existing dining room and utility room. The BDG states the primary consideration of rear extensions is impact upon neighbours. Page 56 of the BDG asserts that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The extension would be sited more than 4m from the eastern shared boundary and would comply with BDG guidance. The BDG also states that the 'Maximum eaves and ridge height should be no more than those of the existing property'. The rear extension and main roof alterations would accord with this guidance with the ridge of the proposed hipped roof sections being set down approximately 0.67m from the main ridge line. Therefore, the rear extension and roof alterations would cause no detrimental overbearing or loss of light impacts to neighbouring amenity.

Due to the single-storey nature and location of the proposed porch extension, there would be no adverse overshadowing or overbearing impacts generated.

Highway Access and Parking Provision:

The proposal includes a partial conversion of the existing garage. The Council's Highways officer was consulted and raised no objection to the proposal. As the existing garage does not meet the Council's parking standards, it is considered that there would be no reduction in on-site parking provision which is acceptable.

Ecology:

The application site is located in an area suitable for bat roosts and a bat survey was submitted. The Council's Ecology officer was consulted and raised no objection to the development, subject to an informative relating to the protection of bats.

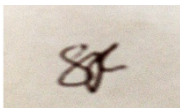
Conclusion:

For the reasons set out above and subject to conditions, 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, 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:	30 April 2025
Earliest date for decision:	31 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	1.5.25