

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253089
Site Address:	21 Sandhurst Road, Wokingham, Wokingham, RG40 3JG
Expiry Date:	12 February 2026
Site Visit Date:	09 January 2026
Proposal: Householder application for the proposed erection of a single storey rear extension, new roof over front porch along with changes to fenestration.	

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 Finchampstead Neighbourhood Development Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
34155	Erection of a new detached double garage and conversion of existing integral garage to a kitchen.	Approved 06/11/1989

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – Request further information.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site comprises a two-storey detached property located on the southern side of Sandhurst Road which is a classified Green Route. The dwelling is the end property of a row of four dwellings that were constructed in the 1960s.

Proposal:

This application seeks approval for the erection of a single-storey rear extension with a flat roof and one rooflight. Also proposed is a relocated front entrance to the dwelling with a replacement flat roof, internal alterations and changes to fenestration.

Proposed materials include horizontal cladding and facing brickwork to match the existing 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 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).

Character of the Area:

Sandhurst Road comprises detached properties set within generous plots. Properties range in style, design and appearance. The application site is part of a small development of four properties constructed in the 1960s. The proposal includes changes to the property frontage which includes replacing the existing flat roof above the porch with a new flat roof that would be approximately 0.16m taller.

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 small increase in roof height of the porch is considered proportionate to the overall size of the host dwelling which would remain a subordinate structure. The relocated front door would be moved towards the northern side of the front elevation and would represent a relatively minor change to the property frontage. The existing facing brickwork of the single storey porch would be replaced with horizontal cladding. The change of material would be sympathetic and in-keeping with the existing cladding at first floor level on the front elevation of the host dwelling. Overall, the proposed changes to the front of the property are not considered to cause any detrimental impact to the character of the host dwelling or surrounding area.

The proposed single-storey rear extension would extend approximately 4.48m from the rear building line and would not protrude beyond the existing flank walls of the host dwelling. There would be limited views of the extension from the public realm due to its single-storey form and location to the rear of the host dwelling. Therefore, the proposed development would have no adverse impact on the character of the host dwelling or street scene.

Neighbouring Amenity:

Overlooking:

The proposed single-storey rear extension would have one rooflight to serve a kitchen-dining room. The window would be more than 7m from the flank wall of no. 19 Sandhurst Road. Due to the significant separation distance from neighbouring properties, the proposed rooflight would not generate any detrimental loss of privacy impact to neighbouring residential amenity.

The proposal also includes two sets of patio doors in the rear elevation of the extension. Page 47 of the BDG recommends that a 22m minimum separation distance should be retained between back-to-back elevations in order to maintain privacy and limit a sense of enclosure. The proposed patio doors would be more than 53m from the rear fenestration of no. 11 Kiln Ride. Therefore, the proposed patio doors would not generate any adverse overlooking to neighbouring properties.

Loss of Light & Overbearing:

Page 56 of the BDG recommends that rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary. It is recognised that the proposed rear extension would extend an approximate 4.48m. However, the adjoining property to the north (no. 19) is set further back than the host dwelling in the existing arrangement. As a result, the proposed extension would align with the established built form of the neighbouring property and would not project beyond it. Neighbouring properties to the south would be more than 12m from the flank wall of the proposed extension.

Given this relationship, the extension would not appear visually intrusive when viewed from the neighbouring property, nor would it result in an adverse overbearing impact. Furthermore, as the proposal would have a flat roof form and align with the

neighbouring property, there would be no unacceptable loss of light to habitable room windows or private amenity space.

In conclusion, the impact on adjoining neighbours has been considered in detail. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with CS policies CP1 and CP3 and guidance in the BDG.

Highway Access and Parking Provision:

The proposed development would not result in an increase in the total number of habitable rooms. The submitted parking plan shows that there are four on-site parking spaces as existing. There are no changes proposed to the current parking arrangements which are considered acceptable to serve the proposed development.

Amenity Space:

The council's minimum garden length of 11m is a generally accepted guideline for private garden space. Following the erection of the proposed rear extension, a garden length in excess of 42m would be retained which is acceptable.

Landscape and Trees:

The application site is located on Sandhurst Road which is a designated Green Route Road. The MDD Local Plan defines Green Routes as roads into settlements that are lined with trees and other vegetation which make a significant contribution to the character and environment of the area. The application site boasts numerous mature trees and established hedgerows which contribute to the verdant Sandhurst Road environment. The council's Trees and Landscape officer was consulted and requested further information. They commented:

"There are a number of trees to the site frontage and within the rear garden. Although none are protected by a TPO they contribute to the wooded character of the area.

The location of trees in the rear garden and within the adjacent rear gardens are plotted on the Existing Site Plan although no information is given as to the species, size, condition and relative root protection area. I am therefore unable to assess the possible impact of the rear extension on the adjacent trees without further information. I suggest the applicant commission a Tree Survey and AIA in accordance with BS 5837:2012 which will provide the relevant information we require"

Therefore, a condition to secure an Arboricultural method statement and scheme of works is both reasonable and necessary to ensure the protection of trees, shrubs and hedgerows growing within or adjacent to the site which are of amenity value to the area.

Conclusion:

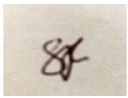
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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 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:	Yes
Recommendation:	Approve
Date:	2 February 2026
Earliest date for decision:	12 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	9.2.26

PLANNING CONSTRAINTS/STATUS

Modest Development Location

Green Route

Bat Roost Habitat Suitability

Tree Protection Order – 58/1973 Group

Finchampstead Ward

Finchampstead Parish