

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260823
Site Address:	4 Meadow View, Winnersh, Wokingham, RG41 5PD
Expiry Date:	29 May 2026
Site Visit Date:	15 April 2026
Proposal: Householder application for the proposed two storey side extension and front porch.	

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 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

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal
WBC Landscape and Trees – No objection, subject to condition.

WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

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

Site Description:

The application site consists of a two-storey link-detached property located on the western side of Meadow View, Winnersh.

The application site is set back from the road behind an area of lawn and a driveway providing off-street parking.

Along the rear boundary is a protected Ash Tree - TPO-0923-1998.

The property is part of a mid-twentieth century housing development and is constructed from light brickwork and concrete tiles.

Proposal:

This application seeks approval for the removal of the existing garage and the erection of a two-storey side extension plus a porch extension. The driveway would be extended to allow an additional parking space.

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.

Character of the Area:

Meadow View comprises of other link-detached properties, semi-detached properties and terraced properties that are similar in style and appearance. Over time, many of the properties have benefited from alterations and extensions in a variety of forms and designs.

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.

The proposed development seeks approval for a two-storey side extension following the removal of the existing link-detached garage. The two-storey side extension would be set back from the principal building line of the host dwelling, ensuring that it would read as a clearly subordinate addition rather than an overly dominant form. The development would remove the existing detached garage and set the development in from the northern shared boundary which would reduce the overall amount of built form within the plot and assist in mitigating the perceived mass of development when viewed from the public realm.

While the ridge height of the proposed side extension would not be set down from the main ridge line, the extension would incorporate a hipped roof form which would take its design cues from the main dwelling. Page 55 of the BDG states that 'the roof form of the extension should take its form from the main building', and in this instance the proposed roof would be sympathetic to the host dwelling's pitched roof by replicating its angle and proportions. When viewed from the street, the slope of the hipped roof would align with the front slope of the main pitched roof, resulting in a cohesive and visually balanced appearance. This approach would reduce the perceived bulk of the extension and ensure that it integrates successfully with the architectural form of the host dwelling.

Within the wider street scene, the surrounding area displays a varied pattern of built form, with differences in dwelling size, roof design and the presence of extensions evident along the road. As such, the proposal would not introduce an uncharacteristic form of development or disrupt an established uniform building rhythm. The two-storey side extension would sit comfortably within this varied context and would not result in any material harm to the character or appearance of the area.

In addition, a small front extension is proposed to create a porch. The proposed porch would represent a modest addition to the property frontage and would be subservient in scale to the host dwelling. The design would replicate a pitched roof form, ensuring that it would be sympathetic to the host dwelling.

It is noted that a similar porch is located directly opposite the application site, and the proposed porch would reflect this established form of development within the street. Furthermore, the surrounding area displays a variety of porch designs, including inset porches, pitched roof porches and flat-roofed porches. Against this varied context, the proposed porch would not appear visually intrusive.

Given its limited scale, traditional roof form and compatibility with both the host dwelling and neighbouring development, the proposed porch would result in only a minor visual change to the frontage.

The extensions would be constructed from brickwork and roof tiles to match the main house, which is acceptable.

The proposal would also extend the existing driveway to allow one additional on-site parking space. This is a common feature along the road, with many other properties already benefitting from extended driveways. The area would be supplemented with soft landscaping which is considered acceptable to break up the hard landscaping.

Overall, it is considered that the proposed development would represent a proportionate and well-designed addition to the property. It would not be overly dominant within the public realm and would not cause any detrimental impact to the character of the host dwelling or wider street scene.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Neighbouring Amenity:

Overlooking:

The proposal would include one additional window at first floor level in the rear elevation to serve an en-suite bathroom. To mitigate any potential harmful overlooking impacts, it will be conditioned that the window is obscurely glazed and limiting in opening height to protect the amenity of the occupants of the adjoining properties.

The proposal also includes one additional window at first floor level in the front elevation to serve a bedroom. Page 47 of the BDG states that a 10m minimum separation distance should be retained between front-to-front elevations in order to maintain privacy. In this instance, a separation distance of more than 20m would be retained, which is acceptable to ensure no detrimental overlooking would be generated to neighbouring amenity.

Loss of Light & Overbearing:

The proposed two-storey side extension would be facilitated by the removal of the existing link-detached garage. By removing the existing garage and moving the built form away from the shared boundary would open a gap of approximately 0.9m between the proposed development and the site boundary. Adjacent to the shared boundary is the garage of no. 2 Meadow View. As this is a non-habitable room without any windows, there is no adverse overbearing or loss of light impact that would be generated to the adjoining neighbour.

In addition, the main house of the adjoining neighbour (no. 2) is set approximately 7.7m further forward than their garage, and approximately 4.5m further forward than the proposed extension. There would also be an approximate 3.5m separation gap between the flank walls of the two properties. As there are no windows in the flank elevation of the adjoining neighbour and by virtue of the separation distances, there are no overbearing or overshadowing impacts that would be generated to the occupants of no. 2.

Highway Access and Parking Provision:

The proposed development would increase the total number of habitable rooms by one. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking

standards. The proposed parking plan shows two on-site parking spaces which is acceptable to serve the proposed development.

Landscape and Trees:

There is one protected tree within the site along the rear boundary - TPO-0923-1998, a single Ash tree. The council's Trees and Landscape Officer raised no objection to the proposal, subject to a condition to ensure the protected tree and its root protection area are protected.

The Officer notes that the site lies within a suburban area of Winnersh characterised by front gardens with lawns, planting and driveways, and that there is an established precedent along Meadow View for extended driveways where some soft landscaping is retained. A protected Ash tree (TPO-0923-1998) is located along the western boundary adjacent to Poplar Lane, outside the fenced rear garden, and is separated from the proposed works by an existing patio and timber fence which provide a degree of root and stem protection.

The proposed side extension would be built on the footprint of the existing garage and would lie outside the canopy spread and anticipated root protection area of the protected tree, with the patio retained and not extended, which is acceptable. The increased driveway area, incorporating replacement lawn and shrub planting, and the proposed timber gate to the rear boundary are also acceptable. Subject to the installation of temporary protective fencing during construction and the use of the front driveway as the construction staging area, the proposal would not harm the protected tree and accords with policies CP3, CC03 and TB21.

Accordingly, it will be necessary to attach a condition to ensure tree protection throughout the construction of the development.

Ecology:

The application site is adjacent to an area suitable for bat roosts. A bat survey (Urban Tree Exerts, Ref: SPH/PEA-25/26.08). The ecologist concluded that the site has negligible potential for roosting bats within the property or garage, therefore, no further surveys were required. It will be necessary however, to include an informative to cover what would be required in the unlikely event that bats are found either prior to, or during construction works.

Conclusion:

For the reasons set out above and subject to condition, 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:	21 May 2026
Earliest date for decision:	5 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22.5.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

TPO - TPO-0923-1998 – Single Ash

Winnersh Parish

Winnersh Ward