

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250413
Site Address:	14 Martins Drive, Wokingham, RG41 1NY
Expiry Date:	17 April 2025
Site Visit Date:	07.04.25
Proposal: Householder application for the proposed erection of a first-floor rear extension including roof light.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major development location
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
230192	Householder application for the proposed single storey rear and front extension, including front porch and a two storey side extension and conversion of the existing garage.	Approved - 02 March 2023

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No objection
External
None

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Neighbour comment regarding loss of privacy – more detail below

APPRAISAL
Site Description: This application site relates to a large two-storey detached dwelling in an established residential area. The dwelling has recently had a two-storey side and single storey rear extension. This extension would sit on the footprint of the single storey rear extension approved under application 230192. 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: 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 proposed extension would be located at the rear of the property, but as it is located on a corner plot, it would be visible from the section of Martins Drive that runs parallel to the side of the property. However, the proposal would be set down from the ridge of the main roof and the materials used are to be in keeping with the existing dwelling, therefore it is deemed that the proposal would not adversely impact the character of the host property or surrounding area. Hence, the proposal is compliant with Core Strategy Policies CP1 and CP3 in this respect.

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. The Council's Borough Design Guide (BDG) stipulates that a minimum back-to-flank distance of 12m should be provided on new developments to maintain privacy and limit the sense of enclosure.

Overlooking:

There is a neighbour comment from number 16 Martins Drive, the property that the rear of the application site faces. This comment is in regard to concerns from overlooking of no.16's garden from the new first floor extension. This comment cites that on a previous application (230192), obscure glazing was required to be installed on the first-floor windows that were installed due to privacy concerns.

In this particular instance it is not deemed that obscure glazing is required. This is because the separation distance is approximately 11.3 metres to the flank wall of the neighbouring dwelling, which is marginally short of the 12 metres minimum set out in R16 of the Borough Design Guide SPG. Additionally, the proposed windows on application will directly face the blank wall of number 16 with views towards the private rear garden of No. 16 being at an oblique angle. The proposed extension would have no views of the rear facing windows of No. 16. Given the above, it is deemed that this proposed development will not cause a detrimental loss of privacy to any neighbouring dwellings.

Loss of Light and Overbearing:

As the development is located approximately 11 metres and 14 metres away from neighbouring properties flank walls, there are no overbearing or loss of light concerns.

Hence, the proposal is compliant with Core Strategy Policy CP3 in respect of neighbouring amenity issues.

Highway Access and Parking Provision:

MDD Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Core Strategy Policy CP6 requires developments to provide appropriate vehicular parking, having regard to car ownership. P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient, close to the dwelling and sited to minimise impact upon safety.

The WBC Highways officer has reviewed the application and is satisfied that the current parking provision is adequate to serve the dwelling with the proposed extension.

Ecology:

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. Policy CP7 states that sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted.

The WBC Ecology officer has reviewed this application and is satisfied that the submitted Preliminary Roost Assessment included adequate survey methodology and effort to support the Ecologist's conclusion that the property has negligible bat roost potential.

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:	8.04.25
Earliest date for decision:	14 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11/04/25