

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261665
Site Address:	7 Belvedere Walk, Winnersh, Wokingham, RG41 5TQ
Expiry Date:	11 September 2026
Site Visit Date:	10 August 2026
Proposal: Householder application for the proposed single-storey side and rear extension with 3no. rooflights.	

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 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
000810	Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.	Approve – 06 March 2001
051785	Proposed two storey side extension to dwelling and conversion of garage to study.	Approve – 29 September 2005
171382	Householder application for proposed erection of single storey rear and side extension to dwelling.	Approve - 26 June 2017

CONSULTATION RESPONSES

Internal

No comments received.

External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description:

7 Belvedere Road is located in Winnersh, which is identified as a Major Development Location. The property occupies a corner position on the southern side of Belvedere Walk, within an established residential cul-de-sac.

The application site comprises a two-storey detached dwelling with a simple pitched roof, together with a subordinate single-storey roof form to the front. The main roof is finished in dark grey tiles, while the external elevations are constructed in light brown/beige brickwork with white-framed double-glazed windows.

The property benefits from a front driveway measuring approximately 7.3m x 8.5m, providing off-street parking for 2no. vehicles. To the rear, the property benefits from a moderate-sized garden measuring approximately 12m in depth by 11.3m in width. The rear boundary is well screened by established trees and hedging, providing a good degree of privacy and visual separation from the surrounding properties.

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

The street is characterised by a quiet, low-traffic residential cul-de-sac featuring predominately detached and semi-detached two-storey dwellings of comparable scale, age and design. The street exhibits a consistent pattern of development, with properties

set back from the highway behind front amenity spaces and driveways, providing off-street parking.

Nearby properties have previously benefitted from planning permission for similar forms of development. In 2013, No. 11 received approval for a single-storey side extension and part garage conversion. No. 11 Riverdene Drive, adjacent cul-de-sac to Belvedere Walk, received approval in 2004 for a single-storey rear and side extension. These approvals demonstrate that residential extensions and alterations of a similar scale and nature have occurred in the local area.

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.

Single-Storey Side Extension

The Borough Design Guide states that a minimum spacing of 1m should be maintained between properties. In this case, the proposed side extension is located on the western side of the dwelling and therefore would not impact the neighbouring residential property to the east. The western side of the property is adjacent to a detached double garage, rather than a neighbouring dwelling. Furthermore, the proposal replaces an existing single-storey side extension in the same location, and the proposed extension is set back from the forwardmost wall of the dwelling. The application site also occupies a corner position within the cul-de-sac, providing additional separation from the surrounding properties. As such, the proposal would maintain an appropriate spatial relationship with neighbouring buildings and would not result in an unacceptable reduction in the spacing between properties.

The proposal is therefore considered to comply with Policy CP3 and the Borough Design Guide in respect of residential amenity.

Neighbouring Amenity:

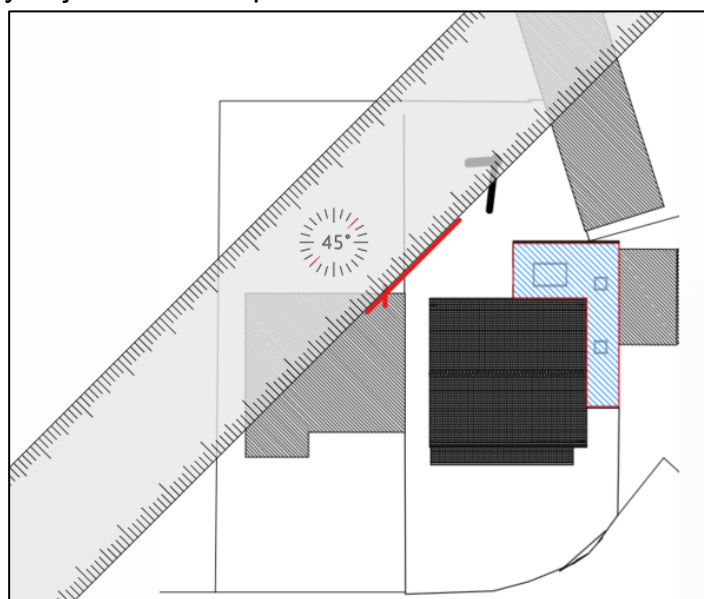
Overlooking:

The proposed side extension includes 1no. front-facing window, while the rear extension includes 4no. rear-facing windows, together with 2no. rooflights and 1no. roof lantern. These windows will not result in any additional overlooking impacts beyond the existing fenestrations at the property. The proposed rear windows will face the rear boundary wall, while the front window will face the public highway and the private driveway. Furthermore, no side-facing windows are proposed, and the development is single storey, ensuring that overlooking and privacy impacts are reduced.

Overall, there is no significant impact to privacy for the neighbouring properties from this development and it therefore accords with 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.



As the extensions are single-storey, modest in form and scale, 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 BDG states that the eaves height of single-storey rear extensions should not exceed 3m where the extension is within 2m of a side boundary. The proposed side/rear extension incorporates a shallow mono-pitched roof with a maximum ridge height of 2.9m. The eaves height is 2.4m, increasing to 2.8m at the rear roof lantern. These dimensions demonstrate that the proposed extension remains below the BDG recommendation of 3m and are suitably subservient to the main dwelling, which has an eaves height of 5.10m and a ridge height of 7.7m.

Therefore, as the proposed extensions are single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an 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 proposed development would not increase the number of bedrooms beyond the existing four within the dwelling, and no development is proposed forward of the principal front building line. As such, there would be no increase in the parking requirement, and the existing driveway parking provision would remain unchanged. Whilst Appendix 2 of the MDD Local Plan identifies a requirement of three parking spaces for a four-bedroom dwelling, the proposal would not impact the existing 2no.

parking capacity. Therefore, it is not considered reasonable to require additional parking spaces as part of this application.

Amenity Space:

The proposed development would not result in a significant reduction in the existing rear amenity space. The side extension would not project forward of the existing property into the front amenity space. To the rear, the extension would project approximately 3.3m from the existing rear wall and would not extend across the full width of the property. The property is approximately 10.6m wide, including the proposed side extension, while the rear extension measures only 4.15m in width, representing less than half of the overall property width. Furthermore, the existing rear amenity space measures approximately 12m in depth and 11.3m in width. As such, the development would retain a sufficient area of usable rear amenity space and would not result in an inadequate provision.

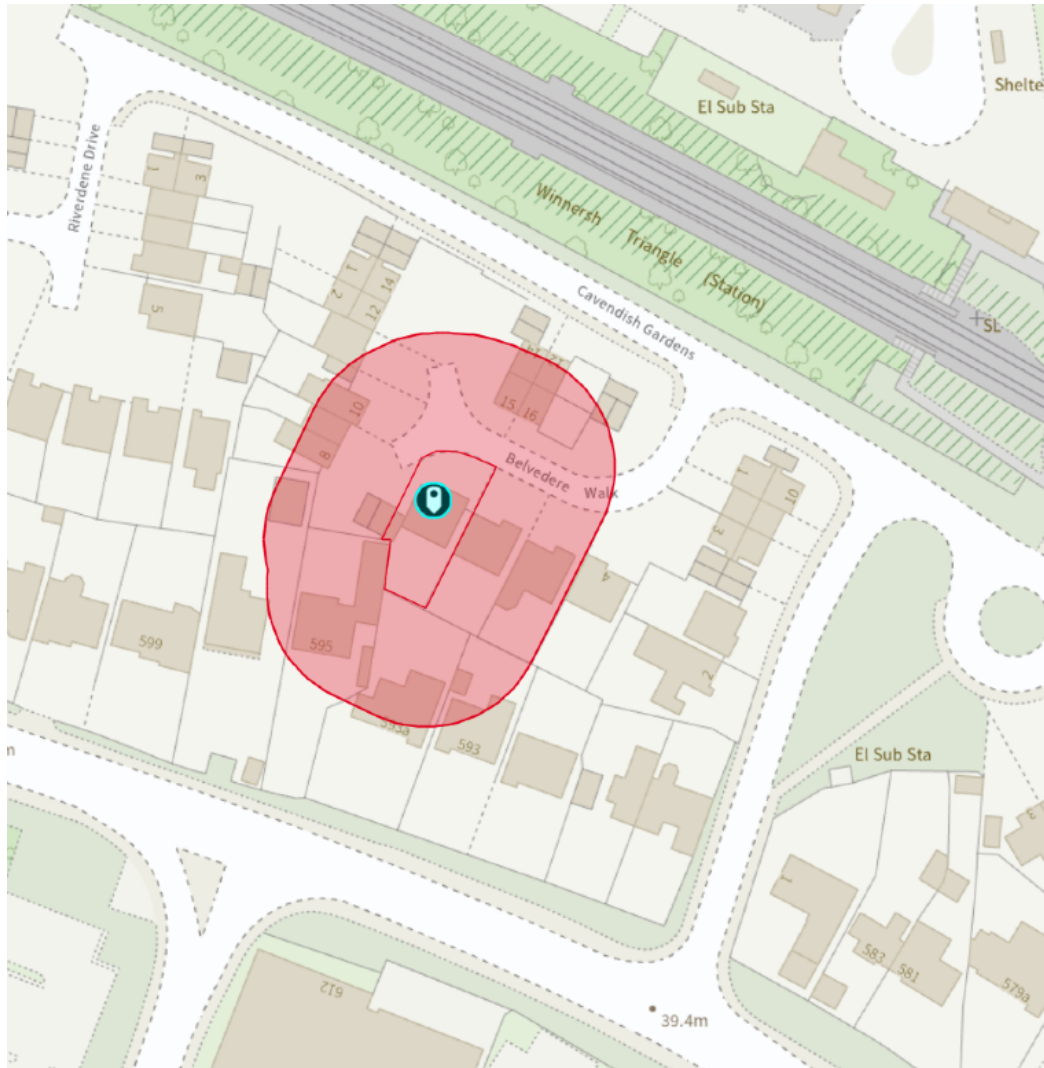
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	8 September 2026
Earliest date for decision:	18 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	08/09/26

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	Winnersh

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to 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

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	595 Reading Road, Winnersh, Wokingham, RG41 5HQ	Absolute Freehold Estate in Land	BK224893

Flood Zones | Total count: 1

#	flood_zone
1	Flood Zone 2

Historic Flood Extent | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Historic Flood Outline	Historic Flood Map

Annual likelihood of surface water flooding 1 in 1000 | Total count: 3

#	depth_band
1	<150mm
2	150-300mm
3	300-600mm

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	QL731	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	QL732	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

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=&location=479921,172819%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Loddon River Valley with Open Water

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Winnersh Ward	0 m

Parishes | Total count: 1

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