

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261105
Site Address:	5 Tanners Row, Wokingham, Wokingham, RG41 4EL
Expiry Date:	1 July 2026
Site Visit Date:	19 June 2026
Proposal: Householder application for the proposed single storey rear extension, new side door and alterations to rear 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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Property Services- No comments received
WBC Digital Solutions Scanning-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: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Wokingham. The site is surrounded by dwellings of similar prevailing design and character.

Proposal: This application seeks permission for the proposed single storey rear extension, new side door and alterations to rear fenestration. The proposed rear extension is approximately 3.8 meters in depth, 5 meters in width and 3 meters in height. As part of the proposal one roof lantern will be included over the proposed extension along with changes to fenestration at ground floor rear elevation.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The proposed single-storey rear extension would provide a new kitchen/garden room. The development also includes changes to the fenestration on the rear elevations which include two sets of bi-folding doors which open into the rear garden. The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The proposed extension will be set down from the ridgeline of the host dwelling and will incorporate a flat roof design. As the proposal is located to the rear of the property, it would not appear as a prominent addition to the host dwelling and would be largely screened from the public realm, particularly given that No. 5 occupies a corner plot.

Policy R16 of the Borough Design Guide (BDG) requires housing to provide easy access to amenity space. Typically, a separation distance of 1 metre between dwellings is advised to ensure an adequate level of amenity.

Whilst the proposed rear extension falls short of this guidance, it follows the established building line, resulting in a cohesive and streamlined form of development. Furthermore, as No. 5 Tanners Row is situated on a corner plot, the north elevation overlooks adjacent woodland and therefore does not give rise to any concerns in respect of overlooking.

The Council typically advises 11 meters of garden space. Measuring from the extension the proposal falls slightly short of this, however it has been demonstrated that adequate garden space is available therefore the proposal does not give rise to any concerns in respect of amenity space.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the proposed extension is single storey and modest in scale. Having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed block plan shows spaces for three vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Ecology: This application site is located in an area suited for bat roosts. As the proposal is for a single storey rear extension and the proposed works do not encroach the main roof, no objection from Ecology have been raised.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	23 June 2026
Earliest date for decision:	31 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.06.2026