

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251093
Site Address:	8 Tudor Close, Wokingham, RG40 2LU
Expiry Date:	8 July 2025
Site Visit Date:	16 May 2025
Proposal: Householder application for the proposed erection of a single-storey rear extension, alongside alterations changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

and Waste Plan (JMWP)	DM3 - Protection of Habitats and Species DM10 - Flood Risk DM15 - Site History
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
060143	Proposed erection of two storey rear extension to existing dwelling plus roof conversion with associated alterations.	Refused 11/01/2007
071295	Proposed erection of two storey rear extension and conversion of roof space to habitable accommodation.	Approved 18/06/2007

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two and half storey, detached dwelling located on the eastern side of Tudor Close. The property is located on a turning circle towards the end of the cul-de-sac. Due to the position of the plot, the property benefits from a wider than average sized rear garden.

Tudor Close comprises detached properties that would originally have been uniform in design and appearance. However, over time, many of the properties have undergone alterations and extensions that vary in scale, design and form.

The application site is set back from the road behind a paved driveway providing off-street parking and established planting and hedging.

Proposal:

This application seeks approval for the erection of a single storey rear extension with a hipped to flat roof form with two roof lanterns. The extension would measure approximately 2.59m in depth, 9.03m in width and would have a maximum height of 3.56m.

Proposed materials include facing brickwork, tiles and uPVC fenestration to match existing.

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 in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed development would consist of a single-storey rear extension to create an open-plan kitchen-dining area.

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 extension would be sympathetic to the main dwelling by not extending beyond the existing flank walls and extending a relatively minor distance from the rear building line. The proposed 2.59m depth of the extension would be of a proportionate scale to the main house and in relation to the existing garden to be retained.

There would be limited views of the extension from the public realm by virtue of the corner plot position of the dwelling resulting in the host dwelling and two adjoining neighbours largely screening the development.

In addition, aligning the sides of the extension with the flank walls of the host dwelling would maintain the existing gaps between buildings which would not disrupt the existing rhythm of the street.

There are two rooflights proposed in the flat roof section of the extension. Whilst they would protrude above the maximum roof height, they would be positioned centrally towards the rear and as such, there would be no view of the rooflights from the public realm.

In summary, the proposed development would hold limited views from the road and would relate well to the existing street scene in terms of scale, rhythm and proportion and would have no detrimental impact on the established character of the public realm.

Neighbouring Amenity:

Overlooking:

The northern rooflight proposed in the flat roof of the rear extension would be more than 5m from the flank wall of no. 7 Tudor Close, the southern rooflight more than 12m from no. 9, and more than 25m from the rear fenestration of no. 57 Priest Avenue. Therefore, due to the significant separation distances, the proposed rooflights would not generate any detrimental loss of privacy impacts to adjoining neighbours.

Loss of Light & Overbearing:

Page 56 of the BDG states that the primary consideration of rear extensions is impact upon neighbours and specifies that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The proposed extension would protrude an approximate 2.59m from the rear building line and would retain a separation distance of between 1.8m and 5m from the shared side boundaries. The BDG also recommends that 'the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The proposed eaves height would measure approximately 2.55m which would fall well within the recommended guidance. Therefore, due to the siting, scale and single-storey nature of the proposed extension, no adverse overshadowing or overbearing impact would be generated by the development.

Highway Access and Parking Provision:

The total number of habitable rooms would remain unchanged by the development, and all existing parking spaces would be retained. The council's Highways officer was consulted and raised no objection to the proposal. They summarised that there would be no additional demand for parking and no change in the current parking arrangements, therefore, the scheme is acceptable.

Amenity Space:

The council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is useable. Whilst it is acknowledged that the garden of the host dwelling would be reduced to approximately 7.7m in depth, the property is located on a corner and plot, and as such benefits from a wider than average rear garden. The garden width measures approximately 19m and also includes a large side section of garden to the south of the property. Therefore, it is considered that the remaining useable garden space would be sufficient and would provide a garden large enough for a family sized home.

Conclusion:

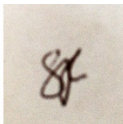
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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, 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:	20 June 2025
Earliest date for decision:	5 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30.6.25