

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251770
Site Address:	230 Hyde End Road, Spencers Wood, Wokingham, RG7 1DG
Expiry Date:	27 November 2025
Site Visit Date:	17/11/2025
Proposal: Householder application for the proposed erection of a single storey front extension with pitched roof and open canopy overhang, alterations to front fenestration including window repositioning, erection of a single storey rear extension with roof light, and demolition of the existing rear conservatory.	

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 CP6 – Managing Travel Demand 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 CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value 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
221371	Householder application for the proposed first storey, rear extension with pitched roof and changes to fenestration.	Approved, 05/09/2022
143051	Proposed erection of single storey rear extension.	Approved, 23/09/2014
012204	Proposed two storey rear extension and single storey side extension to dwelling.	Approved, 31/07/2001

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to a condition.
WBC Highways – No objections.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is primarily characterised by detached properties that vary in design and appearance.

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:

The proposed single story rear extension would have a gable roof and would protrude approximately 3.5 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

The proposed single storey front extensions to form a porch and canopy area. The proposals are clearly subservient to the host dwelling and there are other examples of front porch extensions of various sizes and designs in the surrounding street scene. Consequently, it is considered that the proposal would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

With regards to the new ground floor rear windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

As the proposal would not affect the existing parking arrangement on the application site, as such, the Council's Highways Officer has raised no objections to the proposed development.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping.

The Council's Drainage Officer has reviewed this application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage Officer has subsequently recommended a condition be implemented which secures details of the surface water drainage system of the site prior to the commencement of development.

However, the Local Planning Authority consider this condition too onerous when compared to the scale of the development; the increase in hardstanding would be minimal. As such, the remaining permeable land around the site would be considered sufficient enough to as not adversely impact the flood risk of the site and the surrounding dwellings.

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:	Approval
Date:	18 November 2025
Earliest date for decision:	30 October 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.11.2025