

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251462
Site Address:	70 Reading Road, Wokingham, RG41 1EL
Expiry Date:	18 August 2025
Site Visit Date:	3 July 2025
Proposal: Householder application for the proposed erection of front canopy roof, part single and part two storey rear and side extension, changes to fenestration, instalment of solar panels and erection of detached garage and access ramp.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Green Routes and Riverside Paths
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Wokingham)
Railways
Tree Preservation Orders
Landscape Character Assessment
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 CP7 – Biodiversity

	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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
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
17281	Single storey addition to provide extensions of kitchen and lounge.	Approved 13/04/1982

CONSULTATION RESPONSES
Internal
WBC Highways – No objection subject to conditions WBC Landscape and Trees – No objection subject to conditions WBC Ecology – No comments received
External
None

REPRESENTATIONS	
Parish/Town Council	No comments received

Ward Member(s)	No comments received
Neighbours	Two neighbours have commented on this application and their comments are summarised below: • The land between the burial ground and no. 70 is an unadopted access area. Access is required which gives a large turning circle for hearses or lorries for any tree works or grave digging equipment. The sharp turn is only possible in no vehicles are parked in this area, and therefore it should be ensured that vehicles do not park here. <i>Officer comments: A condition is recommended to ensure that the parking space is provided and maintained in accordance with the approved plans.</i> • The entrance for a new driveway will lead to a change of use of the unadopted parcel of land bounded by access to Wokingham Free Church Burial Ground and neighbouring properties. The change of use will restrict our right to park safely. <i>Officer comments: There is no change of use of the unadopted land proposed as part of this application, and it is not deemed that the new access would restrict parking for neighbouring properties.</i>

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension and a front canopy roof following demolition of the existing lean to. The erection of a part single part two-storey side extension, and the erection of a first-floor rear extension. The installation of solar panels, plus changes to fenestration and the erection of a detached garage along with the installation of an access ramp.

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:Front Extension

The proposed single storey front extension would have a pitched roof joining it to the host dwelling and this would extend across and over the existing bay window on the front elevation. The front extension would comply with guidance in the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension does not project forward of the existing building line. As such, it is deemed that the front extension poses no harm to the character of the area.

Side Extension

The BDG states that “side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”. The proposed side extension is set back from the from the first-floor front building line by 4.8 metres. Additionally, the ridge height of the side extension will be set down by 0.6 metres from the ridge height of the existing dwelling. In terms of separation distance, the side extension will be set approximately 1.6 metres from the boundary with the access to nos. 66 & 68. The side extension therefore complies with

guidance in the BDG, and it is deemed that it would appear as a subservient addition to the dwelling. As such, the proposed side extension poses no harm to the character of the area.

Rear Extension

The proposed first floor rear extension extends 1.75 metres beyond the existing first floor rear building line and it is set 3.5 metres from the boundary with the neighbouring property. The ridge height of the extension would not exceed that of the existing dwelling, and this is aligned with guidance in the BDG. The proportionate scale and unimposing design of the rear extension ensures that it would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the extension is to the rear of the property and would only be partially visible from the public domain and this further demonstrates that it poses no harm to the character of the area.

Garage and Ramp

The proposed garage and associated access ramp are located to the front of the dwelling. This goes against guidance in the BDG which states “garages should not be sited in front gardens but should be to the side or rear of a dwelling”. However, in this instance the front garden is set down significantly lower than the application dwelling due to a significant change in levels across the site’s frontage. This means that only a small portion of the roof of the garage would be visible from the street scene. Therefore, in this instance it is considered that the garage is sited in an appropriate location, and it would not negatively impact upon the street scene or character of the area.

Fenestration Changes and Solar Panels

The proposed fenestration changes and the installation of solar panels poses no harm to the character of the area.

Neighbouring Amenity:

Front Extension

The proposed single storey front extension does not project forward of the front building line of the dwelling, and it is single storey in nature. The extension is set 3.5 metres

from the boundary with the neighbouring property and therefore there are no concerns relating to overbearing or loss of light. In terms of overlooking, there are no windows proposed on the side of the extension and therefore there are no concerns relating to overlooking or a loss of privacy.

Side Extension

The proposed part single, part two storey side extension is set 1.6 metres from the boundary at the closest point. On the other side of the boundary is the access to nos. 66 & 68, and therefore it is not deemed that the extension would pose any harm to neighbouring amenities relating to overbearing or loss of light. With regards to overlooking, one window is proposed on the side elevation at first floor level serving the 'lounge area'. This window is located 13.5 metres from the boundary with no. 72 and this distance combined with the suitable boundary treatment of a close boarded fence and some planting, ensures that this window would overlook the rear garden of no. 72 to a degree where it would detrimentally impact upon their privacy.

Rear Extension

The proposed first floor rear extension is set 3.5 metres from the boundary with the neighbouring property. This separation distance ensures that the proposed extension will not have a significant overbearing impact on the neighbouring property, and neither would it cause any unacceptable loss of light. In terms of overlooking, no windows are proposed on the side elevation of the rear extension and therefore there are no concerns on overlooking grounds.

Garage and Ramp

The proposed garage and access ramp poses no harm to neighbouring amenities.

Fenestration Changes and Solar Panels

The proposed solar panels pose no harm to neighbouring amenities. Additionally, the fenestration changes are mostly at ground floor level, and these pose no harm to neighbouring amenities. However, two new windows are proposed at first floor level on the side elevation serving a dressing room and a bedroom. But, with the access road

on the other side of the boundary, it is not deemed that these windows would overlook any of the neighbouring properties. Overall, the fenestration changes and solar panels pose no harm to neighbouring amenities.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear or front amenity space for current or future occupiers.

Highway Access and Parking Provision:

The proposed new access is onto a private road and as such there is no separate approval needed from the Council's Traffic Management team and no impact on the public highway. The submitted drawing indicated a garage and parking for several vehicles, and the level of parking is considered acceptable to serve the development. Additionally, a turning area has been indicated and this is welcome.

Ecology:

A Bat Emergence Surveys report was submitted as part of this application as the site is located within an area that holds the potential to support bat roosts. The results of the survey demonstrated that there is a sufficiently low risk of bat roosts being present at the site, and works can proceed without any further survey or licence requirements.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

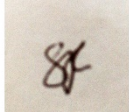
In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	14 August 2025
Earliest date for decision:	14 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15.8.25