

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261314
Site Address:	18 Hermitage Drive, Twyford, Wokingham, RG10 9HS
Expiry Date:	14 September 2026
Site Visit Date:	8 September 2026
Proposal: Householder application for the proposed erection of a single storey side extension, part garage conversion to create habitable accommodation, insertion of roof light, and new rendered finish to external walls.	

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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage 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 FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage
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 Drainage- No objection subject to condition(s) WBC Digital Solutions Scanning- No comments received WBC CIL- No comments received

WBC Ecology- 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 detached single-storey dwelling situated within an established residential area. The dwelling comprises of a modest size plot, positioned on the corner of Pine Grove. The surrounding area is residential in character and is predominantly comprised of detached and semi-detached dwellings of a similar scale. Proposal: This application seeks permission for the proposed erection of a single storey side extension, part garage conversion to create habitable accommodation, insertion of roof light, and new rendered finish to external walls. The proposed side extension is approximately 5 meters in depth, 1.5 meters in width and 4 meters in height. The proposed rear extension is approximately 3 meters in depth, 1.5 meters in width and 4 meters in height. 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 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.

As mentioned, the dwelling is positioned on a corner plot between Hermitage Drive and Pine Grove. The dwelling is set back from the highway by approximately 7 meters and characterised by an area of hardstanding used for car parking.

The proposed development consists of a single storey side/rear extension along with a garage conversion to accommodate habitable accommodation.

Whilst the Borough Design Guide generally advises that extensions should be set back from the established building line, the proposed extension would sit in line with the front elevation of the host dwelling. In this instance, however, the extension would not result in a significant increase in the perceived bulk or visual prominence of the dwelling. This is due to the use of matching materials, together with the extension being set down from the main ridgeline, ensuring that it appears as a subordinate addition to the host property.

Accordingly, the proposal would integrate satisfactorily with the existing dwelling and would not result in harm to the character or appearance of the street scene.

Whilst it is acknowledged that the application site occupies a corner plot, the proposed extension would be positioned along the northern side boundary, facing away from the junction with Pine Grove. As such, the extension would not be prominently visible from the public realm or within key views of the street scene. Furthermore, efforts have been made to minimise the visual impact of the development through its siting and design, thereby reducing its prominence and helping to preserve the character and appearance of the surrounding area. Therefore, the proposal would not appear incongruous or unduly dominant within the street scene.

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: 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 application site is on a corner plot, by which the proposed development has been built to the boundary of No.20 Hermitage Drive. The Borough Design Guide emphasises that developments should be 1 meter away from neighbouring dwellings in order to safeguard neighbouring amenity space. In this case, the proposed extension follows the established building line and does not contain any windows to the north elevation, ensuring that the proposed extension does not overlook any private amenity areas such as gardens or patios to No.20 Hermitage Drive, as such the proposal is considered to not cause any loss of light, overbearing or overlooking concerns.

Highway Access and Parking Provision: 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 comments from the Council's Highways team have been received.

Flooding and Drainage: The application site is situated within Flood Zone 1 and whilst the Council's Flooding and Drainage Officer raise no objection to the principle of the proposed development, it is acknowledged that the development would result in an increase in impermeable surface area, and a condition has been recommended requiring the submission of drainage details prior to commencement. It is considered that such a condition is not necessary in this instance. Having regard to the limited scale of the proposal and the site's location within an area of low flood risk, the development is not considered likely to give rise to significant drainage or flooding concerns.

Ecology: Whilst the application site is situated in an area suitable for bat roosts, the Council's Ecology Officer has reviewed the Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref R3261_PRA_a, July 2026) and is satisfied with the assessment, therefore, raises no objection.

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:	10 September 2026
Earliest date for decision:	11 August 2026

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

Date:	11.09.2026
--------------	-------------------

PLANNING CONSTRAINTS/STATUS
Insert where relevant