

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260722
Site Address:	53 Samborne Drive, Wokingham, RG40 1GF
Expiry Date:	20 May 2026
Site Visit Date:	30 March 2026
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy 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
No relevant planning history.	N/a	N/a

CONSULTATION RESPONSES

Internal
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:

53 Samborne Drive is located in Wokingham, a Major Development Location. The property is situated on the southern side of Samborne Drive, within a newly developed residential area. The site occupies a prominent position at the point where Samborne Drive splits into two branching sections of the road.

The property is semi-detached, sharing the same plot as No.51, with a gabled main roofscape, finished in grey slate tiles and featuring 1no. roof window dormers. There is a shared detached 3no. car capacity garage on the eastern side of the dwelling with ample space for further parking on driveway. This features the same materials as the main dwelling.

The exterior material of the walls is red brick. The windows are framed in white UPVc and are double-glazed. The property features a small front garden with low-height planting. There is a moderately sized rear amenity space (4m x 10m).

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.

Proposal:

This application seeks approval for the proposed single-storey rear extension.

Design / Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life.

Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street is characterised by a quiet, low-traffic residential estate featuring predominately two-storey detached and semi-detached dwellings of comparable scale and design. The properties are constructed in red brick with slate tiled roofs and frequent dormer features. Dwellings are slightly set-back from the public highway with small front gardens with off-street parking available via detached shared garages and driveways. The building density is low-moderate and building lines are consistent, contributing to a coherent urban character.

Nearby property, No.37 Samborne Drive had a single-storey rear extension approved in 2022. This development forms part of the established character of the area.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Highway Access and Parking Provision

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

There is not net increase in the total number of habitable rooms. The development does not impact parking capacity, and the existing provision with the garage and driveway is considered acceptable.

Cycle storage is not negatively impacted by the development and remains unchanged.

Neighbouring Amenity

Overlooking

The single-storey rear extension would not overlook neighbouring windows to habitable rooms at no. 47 Samborne Drive. There are no proposed side windows on the development. The extension will feature a rear-facing glass door; however, this is not considered to increase the risk of overlooking beyond the existing rear fenestrations. There is 1 no. rooflights proposed within the roof of the extension. However, this is set within the lean-to roof of the extension. Therefore, this would not result in an increase in overlooking or loss of privacy.

Overall, there is no significant impact to the loss of light for the neighbouring properties from this development and it therefore accords with the aims of Policy CP3 in respect of residential amenity.

Loss of Light

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

The proposed single-storey rear extension would project beyond the existing rear wall by 2.6m. Please see the figure below for clarity.



As shown, the proposed single-storey rear extension would not breach the horizontal 45-degree angle test for No. 51.

Considering this and that the extension is single-storey, modest in form and scale, there would be no significant negative impact to daylight or sunlight. Therefore, this development adheres with the aims of Policy CP3 in respect of residential amenity.

Overbearing

The BDG states that eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. In this case, the rear extension does not have any spacing with adjoining dwelling, No. 51. However, the maximum ridge height is 3m and the eaves is 2.1m. Therefore, the development does not exceed the 3m outlined in the BDG. Furthermore, these measurements demonstrate how the development is suitably subservient to the main dwelling's eaves (5.6m) and ridge height (9.2m).

Therefore, as the proposed extension is single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

Amenity Space

Amenity space is not significantly impacted due to the development. The extension will project rearwards by 2.6m, thus leaving 7.4m, which is considered ample and acceptable.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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:	
Date:	24 April 2026
Earliest date for decision:	19 April 2026

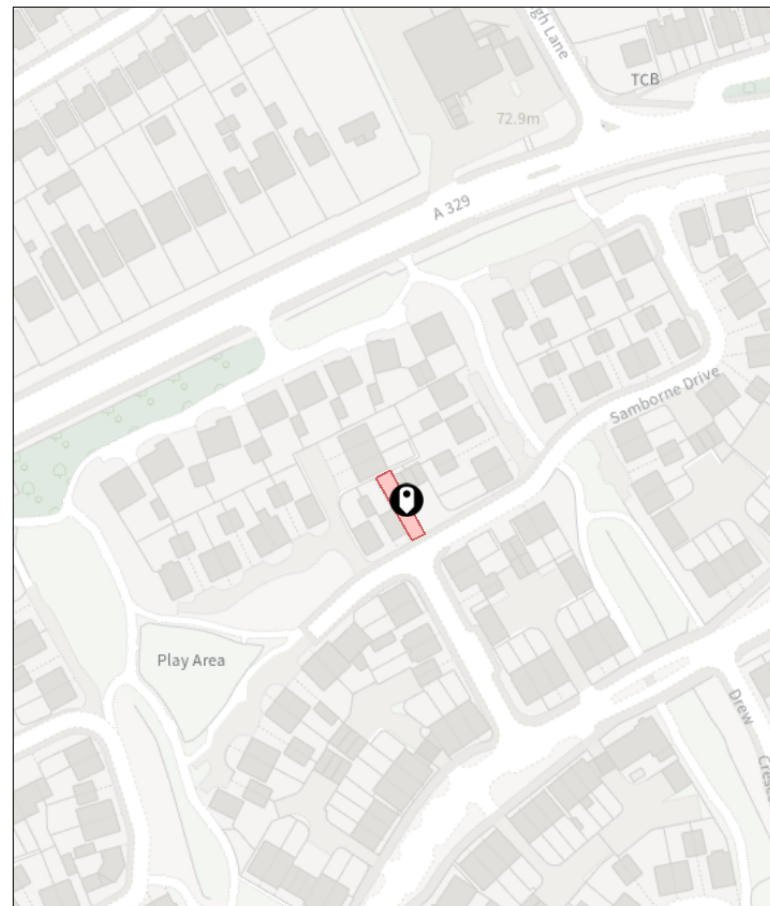
Recommendation agreed by: (Authorised Officer)	
Date:	24/04/26

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds |

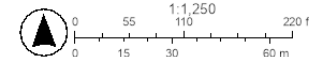
ArcGIS Web Map

Total count: 1



22/04/2026, 14:31:25

□ District



Wokingham Internal
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#	NAME
1	<i>Within South Wokingham Strategic Development Location</i>

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	<i>Major Development Locations</i>	<i>Wokingham</i>

Strategic Development Locations | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	<i>Strategic Development Location</i>	<i>South Wokingham</i>

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	<i>Special Protection Area Linear Mitigation Zone</i>	<i>5km Linear Mitigation Zone</i>

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	<i>Consultation Zone - Major Nuclear Site</i>	<i>AWE: Special Case Zone</i>	<i>ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.</i>

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	<i>Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.</i>

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	<i>All works exceeding 150 metres (492.1 feet)</i>	<i>YES</i>	<i>YES</i>

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	\U866	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	\U867	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	\V866	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	\V867	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000432000&notes=11401&location=482682,168572%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m