

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260664
Site Address:	32 St Pauls Gate, Wokingham, RG41 2YP
Expiry Date:	15 May 2026
Site Visit Date:	23 April 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following relocation of existing shed.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document (BDG) CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Digital Solutions Scanning- No comments received WBC CIL- No comments received
External
None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	31 St Pauls Gate: Concerned that the proposed 3.4m pitched roof will block sunlight to their property and garden.

	• Impact on light would be most noticeable during late afternoon and evening hours. • Notes that the extension adjoins an existing structure, increasing the overall impact. 33 St Pauls Gate: • Objects to the proposal due to its size, height, and proximity to the boundary. • Concerned it will reduce light and create an overbearing sense of enclosure. • Notes the sloping ground and lower neighbouring land level may worsen the impact. • Believes the extension is significantly larger than others in the row and out of scale with surrounding properties. • States the proposal would have a significant negative impact on their property.
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APPRAISAL

Site Description:

The application relates to a semi-detached dwelling, located within the defined settlement of Wokingham. The property forms part of an established residential area characterised by modern housing and a typical suburban layout.

Proposal Description:

The proposal seeks permission for the erection of a single-storey rear extension following the relocation of an existing shed.

Additional plans have now been submitted following discussions, including a shadow analysis and a 45-degree daylight test. These assessments have been provided to assess potential impacts on neighbouring properties, particularly in relation to overshadowing and loss of light.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposed rear extension would extend a further 4.29 metres from the rear elevation of the existing single storey flat roofed rear extension. It would have a partly glazed hipped roof with a ridge height of 3.45 metres.

Whilst the extension would introduce a third different style of roof form to the property that would be out of keeping with the dwelling's architectural style, it would be well obscured from any public viewpoints and overall would be a modest addition to the property. Therefore, it would have an acceptable impact on the character of the area.

The proposed development is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting.

Neighbouring Amenity:

CP3 of the Core Strategy: Planning permission will be granted for proposals that: Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area 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.

Section 4.11 R23 Borough Design Guide (Alterations and extensions): Alterations and extensions should respond positively to the context, maintaining or enhancing the street scene and local character.

Page 56 Borough Design Guide: The primary consideration is impact upon neighbours. Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. Maximum eaves and ridge height should be no more than those of the existing property. The side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Loss of Light and Overbearing:

The property, as existing, benefits from a flat roofed rear extension that protrudes 3.68 metres from the rear elevation of the dwelling. The extension proposed would extend off of this extension a further 4.61 metres, totalling 8.29 metres.

R23 of the BDG states that alterations and extensions to buildings should relate well to neighbouring properties. In addition, page 56 of the BDG advises that rear extensions should not project more than four metres beyond the main rear wall of a dwelling where they are close to a side boundary.

The proposed extension exceeds this guidance when taking into account both the existing and proposed extensions. However, given that the neighbouring property already benefits from a similar existing extension, the proposal would result in a projection of only 4.61 metres in comparison, which is considered acceptable in this instance.

Turning to the impact on neighbouring properties, in particular No. 33 St Pauls Gate, the extension would be located in close proximity to the shared side boundary. However, the modest eaves height of 2.2 metres would help to reduce its visual impact when viewed from the neighbouring property.

Whilst the cumulative depth of the existing and proposed extensions is acknowledged, the proposed hipped roof design, with a ridge height of 3.45 metres, would assist in limiting the overall appearance of the extension and reducing the perception of bulk and massing. Consequently, it is considered that the proposal would not result in an unacceptable overbearing impact on No. 33's ground floor rear fenestration or its primary rear amenity space, including the patio area, and the relationship between the properties would remain acceptable.

The submitted 45-degree angle tests also demonstrate that the proposal would not result in a significant overbearing impact or unacceptable loss of light to the neighbouring property. While the proposed extension marginally breaches the 45-degree guideline in the elevational plane (refer to Fig. 1 below), the degree of infringement is limited and, when considered alongside the similar extension at the adjoining property, the proposal is not considered to give rise to material harm to neighbouring residential amenity.

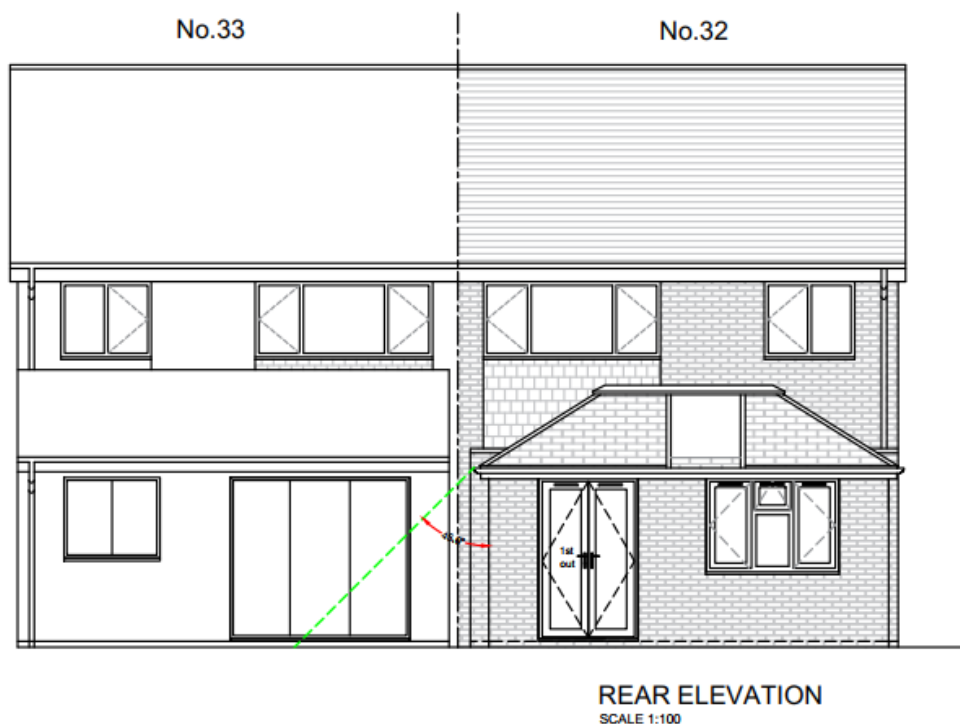


Fig.1: Extract of 45-degree test plans

The impact in terms of loss of light is further mitigated by the existing arrangement at No. 33. Whilst the ground floor rear elevation includes a large set of French doors positioned close to the shared boundary with No. 34, the neighbouring extension also benefits from three rooflights, which provide an additional source of natural light to the open plan kitchen and lounge area.

When applying the BRE 45-degree guideline and taking into account the path of the sun in relation to the application site and neighbouring properties, it is considered that, although there may be limited reduction in light to the rear French doors, they (in combination with the retained rooflights) would continue to provide a good level of natural illumination to the neighbouring property. As such, the proposal would not result in a significant or unacceptable loss of light to No. 33.

Overall, the proposed extension is considered acceptable in terms of its relationship with the neighbouring property. Whilst the extension would be positioned close to the shared boundary and would increase the cumulative depth of built form to the rear, the modest eaves height, hipped roof design and the presence of the neighbouring extension, including its rooflights, would ensure that impacts in terms of overbearing and loss of light remain within acceptable limits.

Accordingly, the proposal is not considered to result in material harm to the amenities of the occupiers of No. 33 St Pauls Gate and is therefore considered to accord with Core Strategy Policy CP3 and R23/Page 56 of the BDG.

Regarding the impact on No. 31, the development is set further away from the shared boundary, resulting in minimal impact in terms of overbearing and loss of light. In

addition, the presence of a reasonable separation gap (1.25 metres) between the properties further reduces any potential effect on neighbouring amenity.

Overlooking:

Due to the nature of the development and location of the associated fenestration, there are no overlooking concerns.

Highway Access and Parking Provision:

The proposed development will not affect highway access. Whilst there is an increase in the number of rooms, there is already a good level of parking provision available on site to adequately accommodate the development.

Amenity Space:

Due to the limited scope of this extension, there would be minimal loss of amenity space. The residual garden space is in keeping with the Borough Design Guide (BDG) which states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable". After the extension the total length rear amenity space is approx. 12.28 metres meaning there will be sufficient space remaining in accordance with the BDG.

Flooding and Drainage:

The site is also located within Flood Zone 1 and is at low risk of surface water flooding. As the proposed development is at a modest scale, no concerns are raised in this regard.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is located within an area identified as having bat roost potential. However, as no works are proposed to the existing roof, no bat survey is required.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	27 May 2026
Earliest date for decision:	12 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	28/05/26

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 Major Development Locations Wokingham

Risk of Flooding from Surface Water | Total count: 3

- 1 Environment Agency Surface Water Flood Zones 1 in 100 year risk extent**
- 2 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent**
- 3 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent**

Bat Roost Habitat Suitability | Total count: 2

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|--|--------------|----------------|
| 1 Bat survey required for planning applications that involve roof modification or demolition.
Officer, Green Infrastructure Team | WP850 | Ecology |
| 2 Bat survey required for planning applications that involve roof modification or demolition.
Officer, Green Infrastructure Team | WQ850 | Ecology |

Great Crested Newt Impact Risk Zones | Total count: 1

- 1 Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only**

Landscape Character Assessment 2019 | Total count: 1

- 1 Landscape Character Assessment 2019 Wokingham-Winnersh Settled and Farmed Clay**