

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253112
Site Address:	66 Laburnum Road, Winnersh, Wokingham, RG41 5XL
Expiry Date:	3 March 2026
Site Visit Date:	10/02/2026
Proposal: Householder application for the proposed erection of a single storey side extension, single storey rear extension following demolition of existing conservatory, plus garage conversion to create habitable accommodation.	

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking 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 SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council – No comments.
Ward Member(s)	No comments received
Neighbours	68 Laburnum Road: • Support for the front section of the proposed extension, but objection to the rear section. • Discrepancy in the height shown on the west elevation drawing; actual height is approximately 2.3m plus roof height, not 2.1m as indicated. <i><u>Officer comment:</u> Amended plans were received from the agent on 16/02/2026 to rectify this discrepancy.</i> • Concern that the extension along the shared boundary will significantly block light to the neighbour's garden, affecting plants and the conservatory.

APPRAISAL

Site Description:

The application site relates to a two storey, link-detached property located in an established residential area. The surrounding area is characterised by detached, and link-detached and terrace properties that are set in discernible groupings which are distinguished by repeated house type.

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 proposals involve the erection of a single-storey side/rear wrap-around extension. The side extension is modest in scale and design, incorporating a gable roof and set back from the front elevation, thereby maintaining the rhythm and appearance of the existing façade. The works would result in the removal of the existing garage door and its replacement with a set of windows and a front entrance door. While this departs from the uniformity of the row, where side garages are typical, the change to the front façade is minor. A broader assessment of Laburnum Road shows that similar alterations to front façades have been carried out, therefore the proposals would not appear out of place or incongruous.

The rear extension would be largely screened from public view and would not be prominent within the street scene. Overall, the proposed extensions are considered to be sympathetic to the existing property and surrounding area and would not adversely affect the character or visual amenity of the locality.

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 remaining ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light:

The BRE Sunlight/Daylight Guidance document is the principal guidance when considering the daylight and sunlight implications of a proposed development. To assess the impact of the new extension, the 45° approach is applied. A significant amount of light is likely to be blocked if the centre of a ground floor window lies within the 45° angle on both plan and elevation. The following extracts are taken from the most recent instalment of the BRE Site Layout Planning for Daylight and Sunlight (2022):

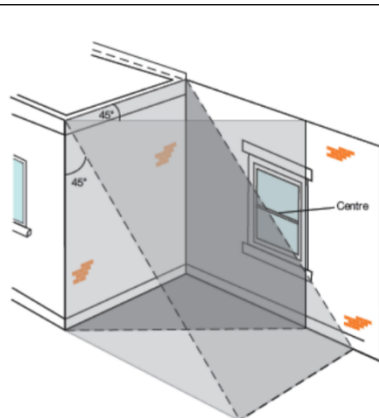


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

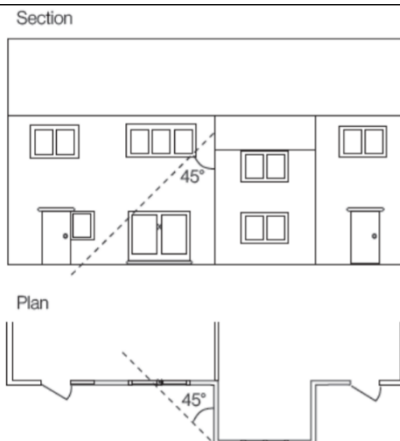


Figure 18: Here the extension has a pitched roof, so a point halfway along the roof slope is used as the start of the 45° line on the elevation. The affected window is a patio door, so a point 1.6 m above the ground has been taken. This point is within the 45° angles on both plan and elevation, so a significant reduction of light is likely.

With respect, the affected window comprises patio doors serving a habitable room; therefore, a reference point 1.6m above ground level has been used. The single storey element of the proposed extension would breach the 45-degree line on plan view, but not in elevation view (see figure 1). As a result, it would not lead to a detrimental loss of light to this window.

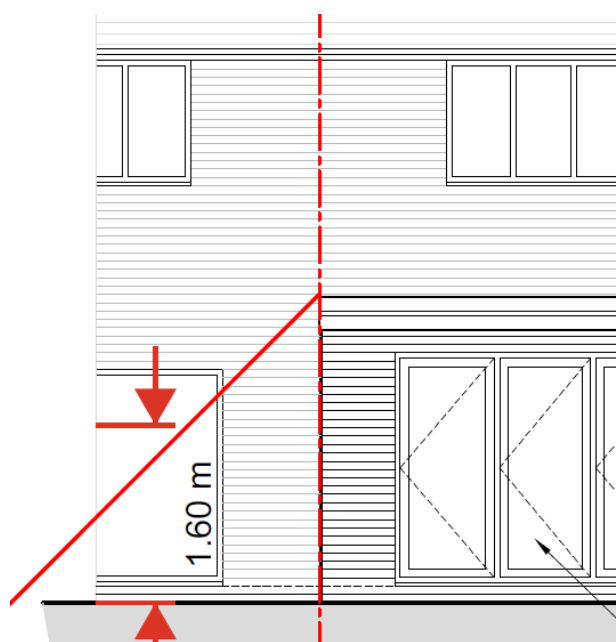


Figure 1 - the 45° approach to the neighbour at no.64 Laburnum Road.

With regard to the neighbour at No. 68 Laburnum Road, who has raised concerns regarding potential loss of light to their garden and conservatory, the proposed extension is single-storey and would not project significantly beyond the rear elevation of the neighbouring property. Due to the conservatory's multiple windows and predominantly glazed structure, the room would continue to receive adequate daylight and sunlight. Accordingly, no unacceptable level of loss of light impacts to

this neighbour's garden or conservatory would occur.

Overbearing:

In terms of overbearing impact, the proposed extensions would not project significantly beyond the rear elevations of the neighbouring properties. The extensions are limited to approximately 2.75 metres in height, with the rear element featuring a flat roof design. Given their modest scale, the extensions would not result in a harmful overbearing or sense of enclosure impacts.

Highway Access and Parking Provision:

According to the floor plans submitted with this application, the host dwelling would contain six habitable rooms, three of which would be bedrooms. Based on the Council's adopted Parking Standards, this would ordinarily require two off-street parking spaces, which would be sufficient for a dwelling of this size.

The submitted site plan shows two off-street parking spaces within the front driveway. However, both spaces fall below the minimum width required by WBC Parking Standards. Due to the limited size of the front driveway, it is unlikely that two vehicles could be accommodated simultaneously, meaning that only one off-street space would effectively remain.

Notwithstanding this shortfall, it is considered that the reduction in parking provision would not result in a material harm to highway safety, convenience, or residential amenity. The site is located at the end of a small, quiet cul-de-sac with no on-street parking restrictions, and the likelihood of conflict with other road users is low.

The Case Officer also notes that providing two fully compliant off-street parking spaces would require the removal of all soft landscaping and the creation of additional hardstanding, which could have a detrimental impact on the visual amenity of the site and the surrounding area. On balance, taking into account the limited highway impact and the importance of preserving visual character, the provision of a single off-street parking space is considered acceptable in this instance.

An amended block plan was submitted by the agent on 16/02/2026 to reflect these changes, showing a single off-street parking space while retaining the remaining soft landscaping on the front driveway.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 9.7 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 6.2 metres.

Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban

development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

Ecology:

The site is located within a habitat type known to support bat roosts elsewhere in the borough. The proposals include modifications to the roof space of the side garage to facilitate the new extensions. While no formal bat survey has been submitted to confirm the presence or absence of bats, the agent has provided photographs of the garage roof space, which indicate a partially open structure with limited potential for roosting. The relatively small size of the garage further reduces the likelihood of it providing suitable roosting opportunities.

On the basis of the information submitted, it is considered that the proposals are unlikely to have an adverse impact on roosting bats or other protected species. Nonetheless, it is recommended that any works to the roof space proceed with caution, and that a precautionary approach is adopted during construction to mitigate any unforeseen risk to protected species. Should evidence of bats be found at any stage, all works should cease and advice sought from a licensed ecologist in accordance with wildlife legislation. A suitable informative will be attached to any 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:	Approval

Date:	16 February 2026
Earliest date for decision:	28 January 2026

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	18.02.26