

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250102
Site Address:	13 Proctors Road, Wokingham, Wokingham, RG40 1RP
Expiry Date:	28 March 2025
Site Visit Date:	11 February 2025
Proposal: Householder application for the removal of the existing conservatory, erection of a single storey rear extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage Limits TB21 – Landscape Character
Joint Minerals and Waste	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM15 - Site History

Plan (JMWP)	
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
213853	Application for non-material amendment to planning consent 210971 for the installation of a warm roof to the garage conversion.	Approved 08/12/2021
210971	Householder application for the proposed garage conversion to create habitable accommodation.	Approved 01/07/2021

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – Not CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter of support (12/02/2025).

APPRAISAL

Site Description:

The application property is a two-storey, red brick link-detached property located on Proctors Road, Wokingham. The property was constructed in the 1960s and is part of the larger Bean Oak housing development. The road comprises two-storey link detached properties and bungalows. Properties are similar in appearance through a repeated material palette which includes brick, concrete roof tiles and hung tiles.

Many of the properties have already benefited from alterations and extensions in a variety of forms.

The application property is set back from the road behind a front garden and driveway providing off-street parking.

Proposal:

This application seeks approval for the removal of the existing conservatory and the erection of a single-storey rear extension with a mono pitch roof form, four rooflights and high-level front facing glazing.

Proposed materials include roof tiles and brick to match the existing property.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

Proctors Road comprises mainly link-detached properties that are similar in design and appearance. Over time, many of the properties have been altered and extended.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character of the area. Section 4 of the Council's Borough Design Guide (BDG) sets out advice for residential developments. The proposed single-storey rear extension would measure approximately 2.98m in depth, 8.94m in width and would have a mono-pitch roof form with four rooflights. The existing conservatory would be removed to facilitate the proposed development.

The proposed extension would be largely screened from the public realm by the principal dwelling. However, there would be some views of the development when traversing from west to east along Proctors Road. However, there is a mature tree located to the southwest of the site which would provide natural screening of the extension from the street scene.

Therefore, due to the single-storey nature and limited views of the proposed development, it is considered that it would not cause any adverse impact to the character of the host dwelling or local area.

The extension would also incorporate high level glazing that would protrude above the existing converted garage roof and would be road facing. As the glazing would be set back approximately 9.95m from the principal building line of the property, the feature would not be overly dominant in the street scene and would have no discernible impact to the character of the public realm.

Neighbouring Amenity:

Overlooking:

The proposed single-storey rear extension would have high-level front facing glazing that would protrude above the existing converted garage roof. R15 of the BDG states that 'Buildings must be designed to provide reasonable levels of visual privacy to habitable room' and specifies a minimum 10m separation distance between property frontages. The proposed fenestration would be more than 31m from the front fenestration of no.24 Proctors Road. Therefore, this element of the scheme would not cause any detrimental loss of privacy to neighbouring amenity.

There are four rooflights proposed in the roof of the single-storey rear extension. These would be positioned more than 6m away from the closest first-floor habitable room of no.15 and as they would be positioned in a mono-pitched roof form, the rooflights would face away from the host dwelling and no.15 Proctors Road. Therefore, due to the separation distances and position of the fenestration, no adverse overlooking impacts would be generated to neighbouring properties.

Loss of Light & Overbearing:

The BDG states that the primary consideration of rear extensions is impact upon neighbours. Page 56 of the BDG states that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The rear extension would protrude approximately 2.98m from the rear boundary and would retain a separation distance of approximately 0.95m from the shared boundary with no.2 Staverton Close and would extend the full of the site along the shared boundary with no.15 Proctors Road. However, the proposed extension would not protrude beyond the already constructed rear extension at no.15 Proctors Road which also extends to the shared boundary. Therefore, limited overbearing or loss of light impact would be generated by the additional built form.

The BDG recommends that 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The proposed mono-pitch roof form would have an eaves height of less than 2.5m and would have a maximum height of approximately 3.6m. Due to there being no neighbours to the west and the existing extension of no.15 to the east, the proposed extension would not generate any detrimental overshadowing or overbearing impacts to neighbouring amenity.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Highway Access and Parking Provision:

There is sufficient parking on the front drive for two vehicles which complies with the Council's parking standards. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards. The Council's Highways officer was consulted and raised no objection to the proposed development as the number of habitable rooms would reduce by two.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. The proposed rear extension would retain a garden length of more than 23m which is acceptable.

Conclusion:

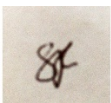
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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, 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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	21 March 2025
Earliest date for decision:	25 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26.3.25