

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260005
Site Address:	30 Byron Road, Twyford, Wokingham, RG10 0AE
Expiry Date:	13 July 2026
Site Visit Date:	6 July 2026
Proposal: Householder application for the proposed erection of a part single storey part first floor rear extension including modifications to the roof and external materials and changes to fenestration.	

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 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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
991291	Proposed Installation Of Velux Windows in Roof	Approved 27 th May 1999
050506	Proposed two storey rear extension to dwelling with alterations to roofline.	Approved 8 th March 2005

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received
WBC Ecology-

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application site relates to a two-storey semi-detached dwelling with associated parking and landscaping in the residential area of Twyford, Wokingham. The site is surrounded by dwellings of similar design and character with varying forms.

Proposal: This planning application seeks permission for the proposed erection of a part single storey part first floor rear extension including modifications to the roof and external materials and changes to fenestration. The proposed single storey rear element will approximately be 2 meters in depth, 6 meters in width and 2.5 meters in height. The proposed first-floor rear element will approximately be 3.5 meters in depth, 3 meters in width and 2 meters to the height of the eaves.

Planning History: The site has a history of alterations and extensions to the dwelling. Planning permission was granted under application 991291 on 27 May 1999 for the installation of Velux roof windows. Subsequently, planning permission was granted under application 050506 on 8 March 2005 for the erection of a two-storey rear extension with associated alterations to the roofline.

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 to 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.

Byron Road and the surrounding area comprise of detached dwellings, with similar design and character but with varying forms. Throughout the locality, each dwelling benefits from parking and a small level of amenity space at the front.

The proposed single-storey rear extension is set below the eaves height of the host dwelling and incorporates a flat roof design containing one rooflight. The proposed first-floor rear extension would require alterations to the existing roof structure to facilitate the development. As part of these works, the existing rear roof slope and gable feature would be removed and replaced with a part-pitched, part-flat roof design, together with a new gable feature. These alterations have been designed to integrate the extension with the existing dwelling and create a cohesive overall appearance.

Whilst the proposal would increase the overall built form of the dwelling, the extensions would remain contained within the rear elevation and would not project above the existing ridge line. The incorporation of a flat roof design, whilst differing from the host dwelling, helps to minimise the overall height and massing of the extension, thereby reducing its visual impact maintaining the extension as a subordinate addition to the host dwelling.

Given its location to the rear of the property, the development would have very limited visibility from the public realm and would not materially alter the character or appearance of the surrounding street scene. Furthermore, the scale, design and massing of the extension are considered proportionate to the size of the host dwelling and would not appear as an incongruous or overly dominant addition. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

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.

The proposed extensions have been assessed in relation to its impact upon the amenity of neighbouring occupiers. The extension would be located to the rear of the host dwelling and would remain read as a subordinate addition to the existing dwelling. Whilst the proposal would increase the scale of built form at the rear of the property, the extension would remain well contained within the site and would maintain adequate separation from neighbouring dwellings.

From the proposed plans, the changes to fenestration are minor, and are similar to the existing albeit varied in size. The proposed development seeks the removal of the existing patio door to the rear, to be replaced with a window and the existing windows

at ground floor level are now to be replaced with 1.No small window. Given the minor changes to fenestration, it is unlikely to result in overlooking, loss of light and overbearing.

Moreover, the proposed development is contained within their property boundary, whilst the extension has been built to the boundary of No. 31 Byron Road, it follows the established building line to the north elevation, it is not considered that the proposal would result in any significant loss of light, outlook or an unacceptable overbearing impact.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed Planning Statement states 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 objection from Highways have been raised.

Ecology: The Council's Ecologist has reviewed the submitted Preliminary Ecological Appraisal and Bat Emergence Survey and is satisfied that the survey methodology and level of survey effort are adequate.

The surveys identified features on the dwelling, including gaps associated with moved roof and hanging tiles on the rear elevation, which provide roosting opportunities for bats. Subsequent bat activity surveys recorded moderate to high levels of bat activity in the vicinity of the property, including Common Pipistrelle, Soprano Pipistrelle and Noctule bats. Survey evidence confirmed the presence of a bat roost associated with the rear dormer window, with the property considered to support a current, historic and/or potential future bat roost.

Whilst the Council's Ecologist has suggested a condition regarding external lighting, this is not considered relevant in this instance due to the nature of the proposed development. The applicant will be reminded via an informative about the importance of protecting bats. Therefore, subject to appropriate mitigation measures, the Ecologist 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:	7 July 2026
Earliest date for decision:	6 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.09.2026