

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261904
Site Address:	11 Hart Dyke Close, Wokingham, RG41 2HQ
Expiry Date:	19 October 2026
Site Visit Date:	18 September 2026
Proposal: Full application for the proposed change of use of amenity land to residential garden including erection of new boundary wall, plus erection of a single storey rear extension following demolition of the existing rear conservatory and bay window.	

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 CC04 – Sustainable Design and Construction TB23 – Biodiversity and Development
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 CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
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
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information before determination.
Officer comments: This will be discussed within the main report.

WBC Landscape and Trees – No objection subject to conditions.

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a two-storey detached dwelling situated within the established residential cul-de-sac of Hart Dyke Close, Wokingham. The dwelling is of a modern design and is constructed principally of brick. To the rear of the property is an existing conservatory and projecting bay window, beyond which lies an enclosed residential garden containing areas of hardstanding and established planting.

The application site also incorporates a small area of land adjoining the existing residential garden and highway verge. A brick boundary wall separates this area from the garden, with timber fencing and established vegetation forming other sections of the site boundary. The supporting information indicates that only a limited section of the existing wall would be realigned.

The boundaries contain established shrubs, hedging and trees which contribute to the verdant character of the locality and provide a substantial degree of screening, particularly in views from Hart Dyke Close. Consequently, the existing boundary wall is largely obscured from the surrounding public realm. Notably, there are no protected trees within the application site or immediately adjoining properties.

The surrounding area is predominantly residential in character and comprises dwellings arranged around the cul-de-sac, together with associated gardens, landscaped verges and highway infrastructure.

Description of Development:

Full planning permission is sought for the change of use of a small area of amenity land to residential garden, the realignment of a section of the existing boundary wall, and the erection of a single-storey rear extension following demolition of the existing conservatory and bay window. The boundary wall would be reconstructed using materials to match the existing.

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:

Single Storey Rear Extension

The proposed single storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set away from boundaries with neighbouring properties. Additionally, given the proportionate scale and unimposing design of the rear extension, it is considered that it would have an acceptable impact upon the appearance of the dwelling and to the wider character of the area. Additionally, with the proposed brickwork to match that of the existing property, it is further considered that the rear extension would not result in any unacceptable harm.

Amenity Land and Boundary Wall

The proposed change of use relates to a small area of amenity land adjoining the existing residential garden. Given its limited extent and relationship with the host property, the incorporation of the land into the garden would not result in the loss of a significant or functionally important area of public open space, nor would it materially alter the established character of the area. The proposed minor realignment of the boundary wall would remain within the property boundary and would be largely screened from public views by the established vegetation along the site frontage. Furthermore, the wall would be reconstructed using materials to match the existing, ensuring an appropriate visual relationship with the site and surrounding area. Subject to conditions securing the boundary treatment details and the retention and protection of the established vegetation, the proposal would not result in unacceptable harm to the character or appearance of the area.

Neighbouring Amenity:

The proposed rear extension is single storey in nature and is set well away from boundaries with neighbouring properties. As such, no concerns are raised with regards to overlooking, overbearing or loss of light.

The proposed change of use of amenity land and minor realignment of the boundary wall pose no harm to neighbouring amenities.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion, the existing garden depth (following removal of the conservatory) is approximately 10.6 metres with a width of 12.4 metres. Even with the inclusion of the rear extension, it is considered that there would be an appropriate amount garden

space to serve the development, and the extension would not be detrimental to the enjoyment of the amenity space for current and future occupiers.

Highway Access and Parking Provision:

The Local Highway Authority initially requested further information because the proposed realignment of the wall appeared to extend beyond the property boundary and onto the highway verge. The applicant and agent have since confirmed that the proposed works would remain within the property boundary and have provided an annotated plan and title information in support of this position. The annotated plan identifies the property boundary, the existing wall and the proposed alteration, and states that the alteration would not encroach onto the highway verge.

Having reviewed the submitted evidence alongside the application plans and the Council's mapping records, officers are satisfied that the minor alteration to the wall would not encroach onto the highway verge. The matter does not therefore provide a reason to withhold planning permission, and the application may proceed to approval subject to the recommended conditions.

Landscape, Trees and Hedging:

The Council's Tree and Landscape Officer has raised no objection to the proposal, subject to the imposition of an appropriate condition. There are no protected trees within the site or immediately adjoining properties; however, the established trees, shrubs and hedging contribute positively to the verdant character of the area and provide screening of the existing boundary wall. Care should therefore be taken during construction to avoid damage to this vegetation. The proposed boundary treatment would use materials to match the existing wall, and further details can be secured by condition. Subject to conditions securing details of the boundary treatment and the retention of the established boundary vegetation, the proposal would not result in any unacceptable landscape or arboricultural impacts.

Conclusion:

The proposal would preserve the character and appearance of the host dwelling and surrounding area, without resulting in unacceptable landscape or arboricultural impacts. Subject to the recommended conditions securing boundary-treatment details and retention of the established vegetation, the development is considered acceptable.

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.

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.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	1 October 2026
Earliest date for decision:	15 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	01/10/26

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 3**

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	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.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
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1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
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Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 300 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Annual likelihood of surface water flooding 1 in 1000 | Total count: 2

#	depth_band
1	150-300mm
2	<150mm

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.	XF952	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	XF953	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	XG952	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	XG953	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000&notes=11401&location=481146,167261%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