

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251435
Site Address:	98 Broad Hinton, Twyford, Wokingham, RG10 0XH
Expiry Date:	12 August 2025
Site Visit Date:	26 June 2025
Proposal: Householder application for the proposed erection of a two-storey side extension with associated alterations to the fenestration on the front, side and rear elevations.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Twyford)
Ground Water Zones
Radon Affected Area
Landscape Character Assessment
SSSI Impact Risk Zones

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 CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
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
38401	Residential development of 95 units (pursuant to outline consent 15555)	Approved 10/02/1992

39554	Substitution of house types on plots 5, 11-52, 66-74, & 99-105 (total of 58 units) granted under ref 38401	Approved 29/09/1992
091540	Application to vary condition 06 of planning consent 38401 and condition 6 of planning consent 39554 to allow the conversion of the existing garage to a study.	Approved 12/11/2009

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No comments received

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a two-storey side extension to provide a dining and snug area at ground floor level and a bedroom and bathroom at first floor level. Plus, alterations to the ground floor fenestration on the rear elevation.

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 Borough Design Guide (BDG) states that “side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least

1m from the plot boundary". The proposed side extension is not set back from the main building line, it instead adopts the existing style of the dwelling by matching the existing building line and ridgeline too. However, it is noted that there is a front gable projection on the other side of the house, and the new side extension does not project forwards of this. In terms of separation, the proposed side extension is set 2.3 metres from the boundary with the neighbouring property at the nearest point. The proposed side extension does not fully adhere to guidance in the BDG as the extension is not set back or set down from the main dwelling. However, an appropriate separation to the boundary ensures that the extension would not have an unacceptable impact upon the character of the area in this instance.

The fenestration changes posed as part of this application are on the rear elevation and they would have no impact upon the character of the area.

Neighbouring Amenity:

The proposed two storey side extension is set 2.3 metres from the boundary with the neighbouring property and additionally the host dwelling is set down lower than the neighbouring property due to a change in levels. It is therefore not considered that the proposal would be overbearing or causing a loss of light to the neighbouring property. In terms of overlooking, no windows are proposed at first floor level on the side elevation and therefore the proposal raises no concerns on overlooking grounds. Overall, the proposed side extension poses no harm to neighbouring amenities.

The proposed fenestration changes are at ground floor level on the rear elevation and they pose no harm to neighbouring amenities.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Ecology:

A preliminary ecological appraisal has been submitted as part of this application. Section 7 of this report states that the majority of the property is in a good condition with no roosting opportunities for bats, but there are a number of gaps in the corner hanging tiles at the front of the property, which could provide opportunities for bats to roost. However, this section of the building will not be affected by the proposals and therefore, no further survey efforts are required.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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:	Not required
Recommendation:	Approve
Date:	8 August 2025
Earliest date for decision:	9 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	8 August 2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant