

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260083
Site Address:	17 Goodchild Road, Wokingham, RG40 2EN
Expiry Date:	18 March 2026
Site Visit Date:	10 March 2026
Proposal: Householder application for the proposed erection of a single-storey rear extension with roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham
Bat Roost Habitat Suitability

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history		

CONSULTATION RESPONSES

Internal

WBC CIL
External
N/A

REPRESENTATIONS	
Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One comment received: The property line shown on the plans differs from Land Registry records. <i>Officer response: The applicant has submitted a revised site plan and location plan with the red line as shown on Land Registry.</i>

APPRAISAL
Site Description: An older semidetached property located in the residential area of Wokingham. The front garden is approximately 4m in depth, laid to hard standing and the front boundary is open. The rear garden is approximately 30m in depth. 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. Proposal: Single-storey rear extension with 4 no. roof lights and rear bifold doors to facilitate a kitchen/dining room and utility room. The development would measure approximately 4.9m in width and project beyond the existing rear wall of the outcrop and kitchen by approximately 3m. The east facing side wall will project approximately 7m from the rear dining room wall to facilitate an infill extension. The maximum height to the top of the pitch roof will be 3.5m and to the top of the eaves 2.5m. The separation distance with the side boundary at no. 17 would be approximately 0.15m and with no. 19 would be approximately 1m. Procedural Matters Revised Location and Site plans were received by the Council on 11th March 2026, and after the consultation date had ended. However, the revised plans showed a minor amendment to show the red line adjacent to no. 19 Goodchild Road to be a straight line. Therefore, the amendment was not considered to have a significant

impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is linear with traditional detached and semidetached properties of varying designs. The application site is not within the Listed Building Buffer Zone of Wescott Infant School which is a Listed Building and located opposite. Furthermore, the development would be located at the rear of the property and not prominent when viewed from the public realm.

Therefore, it would not cause visual harm and would comply with Policy CP1 and CP3 in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The proposed rear to flank separation distance with The Chestnuts, 64 Easthampstead Road would be approximately 30m which is more than the 12 metres recommended in the Borough Design Guide and screened by trees along the boundary. Furthermore, the rear bifold doors would not overlook neighbouring habitable rooms. There would be an additional high-level window on the side elevation serving a utility that would not face onto the side wall of no. 19 where there are no neighbouring windows. The window will be obscure glazed and non-openable below 1.7m from the internal ground level. Therefore, there would not be a significant loss of privacy to neighbour amenity.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. Figures 1 & 2 show that the horizontal 45-degree angle test is breached in relation to neighbouring properties at 119 Goodchild Road and the vertical 45-degree angle test is complied with. Therefore, there would be no significant loss of light to no. 119.

With regards to 115 Goodchild Road, a line of 45 degrees would marginally be breached for both the vertical and horizontal 45-degree angle test. However, the 45-degree rule of thumb is guidance rather than policy, and so is applied on a case-by-case basis. In this instance, the marginal breach is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the rear of the neighbouring property is southeast facing and would continue to receive sunlight for most of the day.

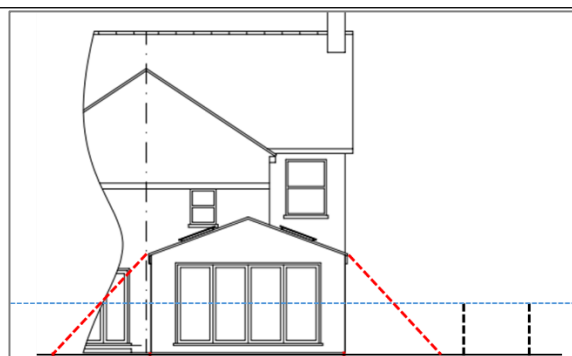


Figure 1 Vertical 45-degree angle test

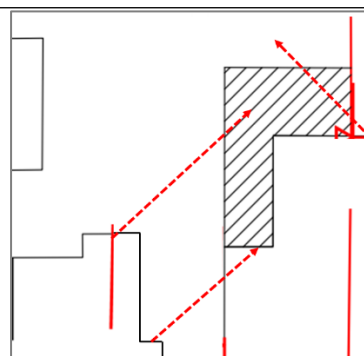


Figure 2 Horizontal 45-degree test

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the development would project 3m from the rear wall of the outcrop and 7m from the dining room wall. It would be located adjacent to the boundary with no. 15 and approximately 1m from the boundary with no. 19. The maximum eaves height of the extension would be 2.5m and it would be set within a spacious rear garden. Therefore, it would not have an overbearing impact on neighbouring occupants given that they would have access to adequate private amenity space.

Highway Access and Parking Provision: The Parking Plan shows 1 no. off street parking space parallel to the highway. The development would not increase the number of habitable rooms and there would be no additional parking requirements because of the development.

Ecology: The application site is in an area suitable for bat roosting. However, given that the proposal does not involve modifications to the main roof of the dwelling, it would not be reasonable to request a bat survey in this instance. An informative will be added to the decision notice stating that:

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Planning Balance/Conclusion:

In this case the proposal does not fully comply with the Borough Design Guide in terms of loss of light to neighbouring amenity because a line of 45 degrees would marginally be breached in relation to the nearest habitable room at no. 115 Goodchild Road. However, this is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to adequate light.

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:	Yes
Recommendation:	Approve
Date:	12 March 2026
Earliest date for decision:	9 February 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	12/03/26