

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260862
Site Address:	19 Lowther Road, Wokingham, RG41 1JB
Expiry Date:	4 June 2026
Site Visit Date:	1 June 2026
Proposal: Householder application for the proposed ground floor rear extension, first floor side extension, façade alterations, floor plan redesign and all associated works.	

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 TB05 – Housing Mix 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 FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
110566	Proposed erection of a single storey rear extension to dwelling to form conservatory.	Approved 28 th October 2011

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
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 detached dwelling with associated parking and landscaping in the residential area of Wokingham. The site is surrounded by dwellings of a similar character and design with varying styles. Planning History: Planning permission was granted under 110566 on 28th October 2011 for the erection of a single storey rear extension to dwelling to form conservatory. Proposal: This application seeks permission for the proposed single storey side extension, first-floor front extension, followed by the demolition of the existing conservatory. The proposed single storey element will approximately be 4 meters in depth, 5.3 meters in width and 2.4 meters to the height of the eaves line. The proposed first-floor front element would approximately be 5 meters in depth, 2.4 meters in width and 2.37 meters to the height of the eaves. The development also includes 3 No. rooflights to the single storey element. Due to the orientation of the plot, the principal elevation faces Lowther Close, with the rear elevation backing onto No. 21 Lowther Road. Therefore, the proposed rear extension is classified as a side extension and the proposed first- floor side extension is classified as a first-floor front extension. 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.

Lowther Road and the surrounding area comprise of dwellings with consistent and prevailing architectural style in varying forms. There have been numerous proposals throughout the locality including single storey front extensions, single storey side extensions and garage conversions that can be seen from the public realm which don't detract the character of the area.

The single storey element at ground floor level seeks the demolition of the existing conservatory which will be replaced with a new kitchen along with changes to fenestration. The changes would comprise of 3. No roof lights and bi-folding doors to the rear. At first-floor level, the proposed front extension will accommodate one new bedroom.

R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The proposed extensions will

be set down from the ridgeline of the host dwelling and will incorporate a pitched roof design to integrate with the host dwelling. As the dwelling is situated on a corner plot, the development will be viewed from the street scene.

R15 of the Borough Design Guide (BDG) states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms. The general guidance for dwellings across the street from one another is 10 meters. Measuring from the proposed extensions, the distance is adequately retained therefore retaining the spatial relationships between dwellings. Furthermore, No. 17 Lowther Road situated on the corner plot across from No.19 has no windows on the side elevation, therefore the proposed first-floor front extension is considered acceptable.

The single storey rear element will be positioned on the existing hardstanding. Whilst the proposal will be marginally wider than the existing by approximately 2 meters, the development retains the 1-meter amenity space advised by the BDG (Borough Design Guide) and adequate garden space. The development will also utilise materials that will match the existing.

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: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a "high standard of amenity for existing and future users". This is reinforced by 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 development, whilst it will be viewed from the street scene, is modest in scale and appears a subservient and sympathetic addition to the host dwelling. Whilst the first-floor front extension will add additional bulk to the host dwelling; it has been designed to respect the adjacent neighbour No.17 by retaining the spatial relationship of 10 meters.

The extension at ground floor level retains the 1 meter advised distance for neighbouring amenity and retains an acceptable level of garden amenity despite the wider proposal.

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 submitted block plan indicates provision for two parking spaces. However, during the site visit it was noted that the application site does not currently benefit from vehicular access and has no formal on-site parking provision. As the site does not have a dropped kerb, the creation of the proposed parking spaces would require separate consent from the Council's Traffic Management Team.

Flooding and Drainage: The application site is situated in an area suitable for low level fluvial flooding. The proposed development is minor in scale and is not expected to result in any significant increase in impermeable area or surface water runoff. As such the development is unlikely to have a material impact on flood risk either on site or elsewhere. Therefore, there have been no objections raised.

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:	1 June 2026
Earliest date for decision:	2 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.06.2026