

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252352
Site Address:	97 Fairwater Drive, Woodley, Wokingham, RG5 3JQ
Expiry Date:	2 December 2025
Site Visit Date:	17 October 2025
Proposal: Householder application for the insertion of additional rooflights in the main roof and other changes to fenestration (retrospective).	

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 Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
242009	Application for a certificate of lawfulness for the proposed part conversion of the existing detached garage and erection of a single storey extension to the garage to form a separate outbuilding.	Approved 09/09/2024
243153	Householder application for the proposed front porch and two storey rear extension with change in fenestration.	Approved 31/01/2025
251908	Application for non-material amendment to planning consent 243153 for changes to fenestration and addition of 5 no. rooflights.	Refused 04/09/2025

CONSULTATION RESPONSES

Internal
WBC Highways – No objection. WBC CIL – No comments received.
External
None.

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

APPRAISAL
Site Description: The application site consists of a 1960s two-storey, semi-detached property located on the western side of Fairwater Drive, Woodley. The property has recently undergone alterations and extensions approved under permission 243153. Proposal: This application seeks approval for the installation of one rooflight in the front elevation of the main roof, two rooflights in the front elevation of the single-storey extension and two rooflights in the rear elevation of the main roof. The windows would be constructed from anthracite grey uPVC. 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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD). Character of the Area: Fairwater Drive is a 1960s residential road which boasts a range of property types including detached, semi-detached and chalet style bungalows. The other semi-detached properties along the road would originally have been uniform in appearance, however, over time many of the properties have benefitted from alterations and extensions in a variety of forms and styles. CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed installation of one rooflight in the front elevation of the main roof and two rooflights in the single-storey front extension would result in a relatively minor change to the property frontage. Whilst it is acknowledged that rooflights are not an established feature along Fairwater Drive, as their protrusion from the roof would be minimal, it is not considered that they would harm the visual amenities of the local area.

There are also two rooflights proposed in the rear elevation of the main roof. As the property backs directly onto a cul-de-sac, there would be views of the rooflights when traversing along the cul-de-sac road, however, as stated above, due to their minimal protrusion, the introduction of the rooflights is not considered to cause detrimental visual harm to the public realm.

The proposed fenestration would be constructed from anthracite grey uPVC. There is no uniform appearance to the style or colour of fenestration along Fairwater Drive. Although most properties boast white uPVC fenestration, there are examples of dark brown uPVC and metal framed windows along the road. Therefore, the proposed dark uPVC fenestration would be sufficiently in-keeping with the existing material palette along the road and is acceptable.

Neighbouring Amenity:

Overlooking:

Page 47 of the BDG states that a 10m minimum separation distance should be retained between front-to-front elevations in order to maintain privacy. The proposed fenestration would be located more than 33m from the front fenestration of nos. 90 and 92 Fairwater Drive.

For back-to-back elevations, the BDG states that a 12m minimum separation distance should be retained. The proposed rooflights in the rear elevation would be located approximately 39m from the rear fenestration of no. 113.

Therefore, the proposed rooflights would be of a sufficient distance from neighbouring properties so as to not generate any detrimental overlooking impacts.

Loss of Light & Overbearing:

Due to the proposal not including any extensions to the host dwelling, there are no concerns of this nature that would arise from the proposal.

Highway Access and Parking Provision:

The council's Highways officer was consulted and raised no objection to the proposal. They conclude that the total number of habitable rooms remains unchanged and there are no changes proposed to the current parking arrangements which are acceptable.

Conclusion:

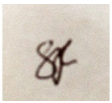
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Not required
Recommendation:	Approve
Date:	21 November 2025
Earliest date for decision:	3 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27.11.25

PLANNING CONSTRAINTS/STATUS

Major Development Location

Tree Preservation Order - TPO-0003-1951 Woodland

South Lake Ward

Woodley Parish