

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252117
Site Address:	2 Manners Road, Woodley, Wokingham, RG5 3EA
Expiry Date:	17 November 2025
Site Visit Date:	25 September 2025
Proposal: Householder application for the proposed erection of a single storey rear extension and part two storey, part single storey side extension.	

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 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
	There is no relevant planning history.	

CONSULTATION RESPONSES	
Internal	
WBC Highways – Request further information.	

WBC CIL – Not CIL liable.
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 two-storey end of terrace property located on the western side of Manners Road, Woodley. The site is located close to the road junction where Manners Road connects with Wheble Drive. The host dwelling is the end of a row of five terraced properties that are positioned adjacent to open amenity space. The row of terraced properties holds a commanding position with long views of the dwellings when traversing from south to north along Wheble Drive. Dwellings along the road are similar in age and appearance with a range of semi-detached and terraced properties. Whilst there have been minor changes to the property frontages of the properties in the row, there is a consistent building line and repetition of the same house type. The application site is set back from the road with an area of open space to the side of the property and front garden that is used as on-site parking. The application site is covered by Area TPO 0003-1951, however, there are no trees within the red line boundary. Proposal: This application seeks approval for the erection of a single-storey rear extension, a part single-storey, part two-storey side extension and changes to fenestration. Note: Amended plans were accepted during the application process which reduced the length of the single-storey rear extension and reduced the ridge height of the two-storey side 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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update:

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The application site forms the end plot of a row of five terraced properties. The immediate surroundings boast semi-detached and terraced properties that are all the same age and style. Although properties would originally have had a repeated layout and material palette, several properties have undergone alterations and extensions that have resulted in a mixture of designs, form and materials.

CP3 states planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design' and contributes 'to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping'.

The host dwelling is an end plot with space to the front, side and rear of the dwelling. The host dwelling and other properties on the terrace are arranged along an established building line. The proposed part single, part two-storey side extension would be set back from the principal building line. In addition, revised plans were submitted to lower the ridge height of the side extension by approximately 0.15m. These design features help to create an extension which is a subservient addition and less visually commanding within the street scene.

The ground floor of the proposed side extension would be wider than the first floor. The single-storey element of the side extension would have a hipped roof form with two rooflights. The extension would be sympathetic to the single-storey side extension (approved under permission 230623) of the neighbouring property located at the opposite end of the terrace which also boasts a hipped roof form with rooflights. The hipped roof extensions to each end would provide a level of symmetry to balance the terrace as a whole.

To the rear of the host dwelling are the properties along the southern side of Wheble Drive that are arranged flank side to the rear elevation of the host dwelling. Dwellings along this section of the road follow a shallow curve in the road which results in a non-linear, staggered arrangement with a varied building line. Views from the host dwelling along Wheble Drive are of the properties fanning outwards further northwards along the road. Whilst it is acknowledged that the side extension would partially obstruct long range views to the side of the property along Wheble Drive, the additional built form would still conform with the staggered arrangement of building lines of the properties immediately to the northwest of the application site. Figure 1 portrays how the dwellings to the rear of the application site on Wheble Drive already partially obstruct long-views by virtue of the curvature of the road and arrangement of the properties. The proposed development would not encroach the principal building lines of the properties to the

rear of the site. In conclusion, although the side extension would be prominent within the street scene, the additional built form would not alter the existing pattern of building lines along Wheble Drive or disrupt or unbalance the rhythm of property frontages within the vicinity.



Figure 1: Outline of the side extension in the approximate proposed position.

The side extension would have a pitched roof form to match the main roof. Page 57 of the BDG states that 'The eaves and/ or ridge heights of a property should not be raised in height unless buildings in the local context are significantly taller'. The proposed development would comply with this guidance as the side extension would be set down from the main ridge line. The proposed materials include brick and roof tiles to match the existing property which are acceptable.

In addition, the central dwelling of the terrace already benefits from a single storey front extension to serve an entrance hallway. The extension has altered the original frontage and introduced a new architectural feature to the row of properties and thus, the original rhythm of development has already been disrupted.

For the reasons set out above, it is considered that the proposed side extension would be proportionate to the main house and would not cause any detrimental impact to the character of the host dwelling or public realm.

The proposed rear extension would have an 'L-shaped' design and would have a hipped roof form to replicate the same roof form as the single-storey side extension. There would also be a 1.3m wide strip of flat roof above the section of extension along the southern shared boundary with no. 4. The northern side of the rear extension would be approximately 4m from the side boundary. Although there would be some views of the rear extension when traversing along Wheble Drive, the additional built form to the rear of the property would be in-keeping with examples of already constructed rear extensions along the road which can be seen on each of the other four properties in the terrace. Therefore, the proposed rear extension would be sufficiently in-keeping with other development within the vicinity and would not cause any detrimental impact to the character of the host dwelling or local area.

Neighbouring Amenity:

Overlooking:

Additional front windows are proposed which include two at ground-floor level to serve a living room, one at first-floor level, plus one rooflight to serve a bedroom. As the dwelling is located facing onto an area of public open space, there are no neighbours that would be impacted by the additional front fenestration.

There is one additional casement window and one rooflight at first-floor level in the rear elevation to serve a bedroom. Views from these windows would be similar to the views from the existing rear bedroom window. In addition, the closest house to the rear of the site is no. 11 Wheble Drive. The flank wall of the neighbouring property would be more than 19m away. Page 47 of the BDG states that a 12m minimum gap should be retained between back to flank elevations to maintain privacy and limit a sense of enclosure. The proposed rear fenestration would comply with this guidance; therefore, no detrimental loss of privacy impact would be generated to neighbouring amenity.

There are also two rooflights proposed in the single storey element of the side extension. As these are road facing, no adverse overlooking impact would result from the installation of these windows.

Loss of Light & Overbearing:

By virtue of the corner plot position of the site, there are no properties to the northeast, and the closest neighbouring property to the northwest would be more than 15m away. Therefore, the proposed side extension would not generate any detrimental overbearing or overshadowing impact to neighbouring amenity.

The proposed rear extension would extend up to the shared boundary with no. 4 Manners Road. To mitigate any adverse loss of light or overbearing impact, a section of the rear extension along the shared boundary has been reduced in height and designed with a flat roof form. The side section of the extension would have a maximum height of 2m and would protrude approximately 0.2m above the existing fence along the shared boundary. The remainder of the rear extension would have a hipped roof form and would be a minimum of 1.3m away from the southern shared boundary. Page 56 of the BDG states that the primary consideration of rear extensions is impact on neighbours. It specifies that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The maximum length of the rear extension would comply with the BDG guidance and would also comply with the recommendation that 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. Therefore, the proposed single-storey rear extension would not generate any detrimental overshadowing or overbearing impact to the occupiers of no. 4 Manners Road.

Highway Access and Parking Provision:

The proposed development would increase the total number of habitable rooms. The council's Highways officer was consulted and requested more information regarding visibility splays. The Highways officer also commented:

"The recommended maximum width for a dropped crossing by the Traffic Management team is 3.6m. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing."

Highways are also aware of the existing disabled parking bay along the proposed new access. The applicant is advised to liaise with the TM team separately to assess the suitability to relocate the existing disabled parking, and ensure the proposed access and parking are deliverable”.

Whilst these comments are noted, the application does not propose any changes to the current parking arrangements. However, if a dropped crossing is intended at any point in the future, as noted by the Highways officer, separate consent from the Traffic Management would be required.

Amenity Space:

The council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. The rear extension would reduce the maximum garden length to approximately 15.7m which is considered acceptable to serve the development.

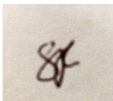
Conclusion:

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:	10 November 2025
Earliest date for decision:	13 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12.11.25

PLANNING CONSTRAINTS/STATUS

Major Development Location	
Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay