

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251275
Site Address:	33 Duffield Road, Woodley, Wokingham, RG5 4RL
Expiry Date:	23 July 2025
Site Visit Date:	12/02/2025 (see – 243184)
Proposal: Householder application for the proposed erection of a first floor rear extension and a single storey rear extension, including fenestration and the demolition of existing conservatory.	

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 CP6 – Managing Travel Demand 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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
960930	Proposed Erection of Front Wall.	Approved, 11/10/1996

243184	Householder application for the proposed first floor front infill extension along with single storey rear extension and changes to fenestration, plus works to the roof to include roof lights following the demolition of the existing conservatory.	Approved, 27/02/2025
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CONSULTATION RESPONSES

Internal

WBC Highways – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	The Planning & Community Committee – No objections.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site relates to a two storey, detached dwelling located in an established residential area that is primarily characterised by detached properties that vary in style and architecture.

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 proposal seeks planning permission for the erection of a first-floor rear extension and a single-storey rear extension. The first-floor element would incorporate a rear-facing gable feature, while the single-storey extension would span the full width of the

rear elevation, projecting approximately 3.8 metres.

The first-floor extension would be set down from the main ridge line, ensuring it appears as a subordinate addition to the host dwelling. Both elements of the proposal are located to the rear of the property and would not be readily visible from the public realm or street scene. Furthermore, the scale, form, and design of the proposed extensions are considered proportionate to the host dwelling. As such, the extensions would preserve the established character and appearance of the area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extension would be appropriately sited and of modest proportions, not extending significantly beyond the rear elevations of either adjoining neighbouring property. As such, it is not considered to give rise to any unreasonable concerns relating to overbearing impact or loss of light.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and notes that the proposal will not increase the number of habitable rooms, therefore, there will be no additional demand for car parking and no reduction in parking provisions. As such, no objections are raised on highway grounds.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Preliminary Roost Assessment (Plan Ecology, December 2024, ref: 963) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be negligible. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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, 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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approval
Date:	21 July 2025
Earliest date for decision:	20 June 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.07.2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant