

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260008
Site Address:	42 Woodlands Avenue, Woodley, Wokingham, RG5 3HJ
Expiry Date:	13 July 2026
Site Visit Date:	20 March 2026
Proposal: Householder application for the proposed erection of a two-storey rear extension and the formation of four dormer roof extensions to the east- and west-facing roof slopes of the dwelling, insertion of rooflight with associated external alterations.	

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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council: Supports application in principle, but asks that the neighbours concerns and suggestions be taken into consideration regarding the use of obscured glazing, a slightly raised sill height, or a restricted opening to preserve privacy for both properties while still allowing the
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	applicants to make full use of their new accommodation. Officer response: Addressed in overlooking section of report.
Ward Member(s)	No comments received
Neighbours	40 Woodlands Avenue: East facing dormer, impact upon level of privacy when using that side of our home. The existing ground floor east facing windows already form part of the established relationship between the properties, and we presume these would not create any additional impact beyond the current situation. Officer response: Addressed in overlooking section of report.

APPRAISAL

Site Description: Detached bungalow.

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 BDG states *“dormer windows should not project above the existing ridge line”, “dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof” and “dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportion”*. The paired pitched-roof dormers on the east and west elevation do not project above the existing ridge line and the dormers are situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. The dormers use pitched roofs that mirror the shape and pitch of the main roof, which appears sympathetic to the original dwelling and the symmetry complements the balanced, simple form of the main house with the dormers appearing as subservient feature not resulting in harm to the character of the area. Furthermore, along Woodlands Avenue there are plenty examples of different forms of side dormers such setting a precedence with such proposal not looking out of place.

The addition of the roof light on the west elevation would be a minor addition and would not look out place given many examples of rooflights along Woodlands

Avenue.

The two-storey rear extension would be approx. 3.50m in depth, thus complying with the BDG. Whilst it would not be set down, and the height would match of the existing. The roof form of the rear extension would match that of the existing, thus complying with the R23 BDG and would appear as part of the original dwelling rather than an obvious extension. The proposal reinforces the original architectural identity rather than detracting from it. A continuous roof form is actually better design than a lowered or fragmented roof, which could look incongruous. Thus, in this instance it would be appropriate for a seamless continuation. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The BDG states *"the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbour"*. The first-floor dormer window for a new bedroom would overlook onto no.40. However, given no.40 does not have any windows/rooflights and would face a blank roof, in this instance the window would not result in harmful overlooking and be considered acceptable in this instance.

The en-suite windows in the east elevation would be conditioned obscured glazed, thus no overlooking concerns.

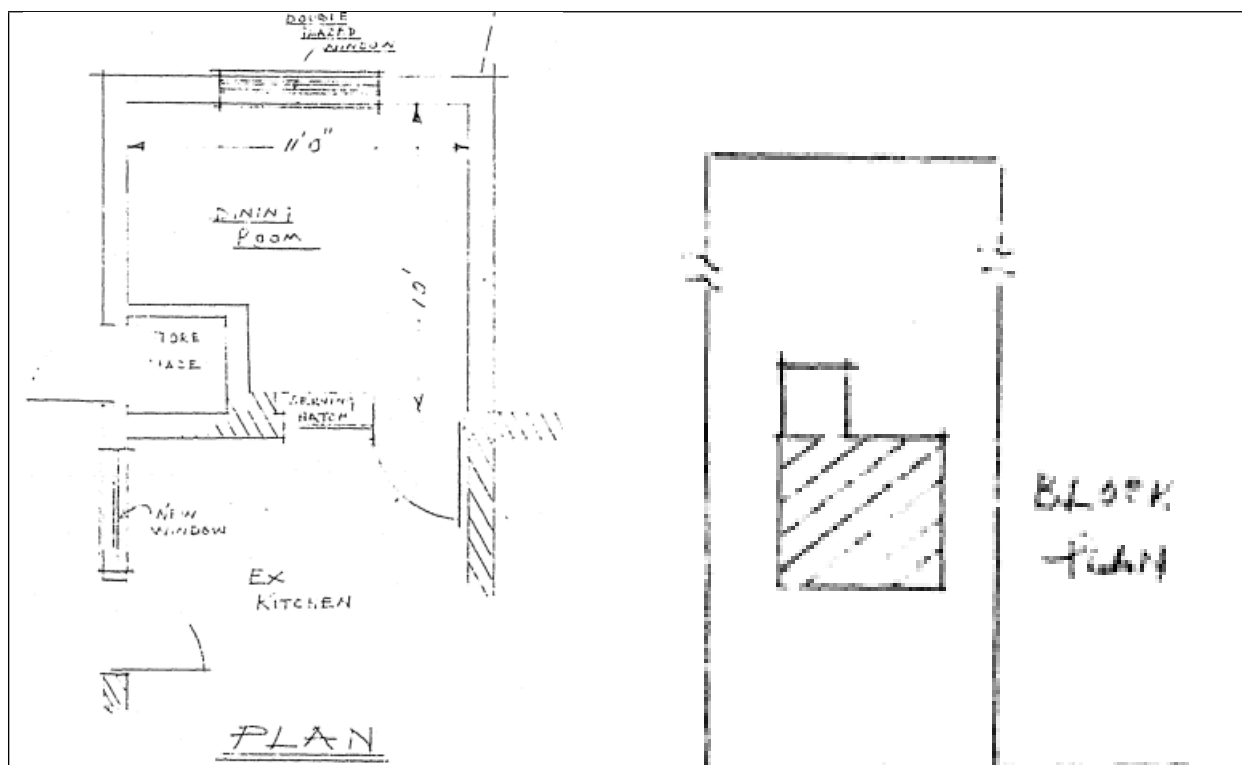
The ground floor openings on the side elevation remain unchanged, thus no concern.

The ground floor openings to the rear would be screened by the exiting boundary treatments, thus no overlooking concerns.

No new windows at first floor level to the rear would be added, although the extension would project further into the garden, the first floor window would be in the same position and any outlook would be similar to existing first-floor rear windows. The garden is of sufficient length to prevent overlooking to the rear neighbouring property. The outlook would be at an oblique angle from the upper floor windows to the neighbouring property gardens, similar to the existing situation. Thus, the first-floor rear window would not cause any significant harm with regards to neighbouring amenities. This type of overlooking is common within urban residential plots.

Loss of Light: The rear extension would not project beyond the rear building line of no.44 with more than 1m separation distance from the boundary, thus no loss of light concerns.

Whilst the rear extension would project marginally beyond the rear of no.40, given the flank to flank separation distance would be over 4m such distance would not result in harmful loss of light to the rear habitable windows (see plan from PD/173/65 below).



Overbearing: No part of the extensions and alterations will be higher than the highest part of the host dwelling house, the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Highway Access and Parking Provision: The property currently has 4 bedrooms with the proposal reducing the number of bedrooms to 3. For a 3 bedroom dwelling, 2 car parking spaces are required. The site has 2 car parking spaces on the front drive, thus complying with WBC adopted parking standards after development.

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:	8 July 2026
Earliest date for decision:	24 February 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	8 July 2026