

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251730
Site Address:	16 Martinet Road, Woodley, Wokingham, RG5 4TQ
Expiry Date:	14 September 2025
Site Visit Date:	20 August 2025
Proposal: Householder application for the proposed erection of a single storey rear extension along with changes to fenestration.	

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 CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging ER9 – Woodley town centre and Lower Earley district centre FD1 – Development and flood risk (from all sources) DH1 – Place making and quality design
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
202470	Householder application for the proposed conversion of a garage into a habitable room and the erection of a porch.	Approved 23/10/2020
120573	Outline application for the redevelopment of the site with mixed use scheme comprising residential development of up to 79 dwellings and floor space for use class B1(a, b, & c), means of	Approved 17/05/2012

	access to be considered . Demolition of existing buildings.	
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CONSULTATION RESPONSES

Internal

None.

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, detached property located on the southern side of Martinet Road, Woodley. The dwelling is part of a housing development allocated within the 'Land at junction of Headley Road East and Spitfire Way' allocated housing development.

The host site has one neighbouring property to the west and neighbouring rear gardens to the east and south.

Martinet Road comprises a range of property types including detached, semi-detached and terraced. Dwellings differ in design and style but are similar through the use of repeated architectural features and material palette.

Proposal:

This application seeks approval for the erection of a single-storey rear extension to enlarge the existing kitchen dining room. The extension would measure approximately 2.95m in length, 7.96m in width and would have a mono-pitch roof form with two rooflights. Proposed materials include brick and concrete tiles to match the existing house.

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 proposed extension would be located to the rear of the host dwelling and would have a mono-pitch roof form.

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 extension would be set back more than 15m from the road and would be modest in size and scale. By virtue of the proposed siting and single-storey nature of the proposed development, there would be limited views of the extension from the public realm. The built form of the existing main house would largely screen the extension from view, and therefore, the proposal would have no detrimental impact on the character of the host dwelling or street scene.

The proposed materials include brick, concrete roof tiles and uPVC fenestration to match the main dwelling, these are considered acceptable.

Neighbouring Amenity:

Overlooking:

The proposed rear extension would incorporate one rear facing set of patio doors, one casement window and two rooflights. To the rear of the application site is the rear garden and rear section of the eastern flank wall of no. 12 Martinet Road. The BDG states that a 12m minimum gap should be retained between back to flank elevations to maintain privacy. The proposed fenestration would be located approximately 9m from the flank wall of the neighbouring property. Whilst it is acknowledged that the distance falls below BDG guidance, there is only one ground-floor window in the flank wall of no. 12 to serve a toilet. As this is a non-habitable room, there are no detrimental loss of privacy impacts that would be generated to neighbouring amenity.

There are two rooflights proposed in the mono-pitch roof of the rear extension. The adjoining neighbour to the east (no. 18) would be more than 15m from the proposed rooflights. The closest first-floor fenestration of the adjoining neighbour to the west (no. 14) would be more than 4.5m from the western rooflight. Due to the separation distance and slope of the windows facing away from the neighbouring property, there are no adverse overlooking impacts that would be generated by the proposed fenestration.

Loss of Light & Overbearing:

The proposed rear extension would protrude approximately 2.95m from the rear building line. Page 56 of the BDG states that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The extension would be set in from the shared side boundaries by approximately 1m and

would comply with BDG guidance. The proposed mono-pitch roof form would have a maximum height of approximately 3.6m with an eaves' height of 2.46m. The BDG recommends that the eaves height of rear single-storey extensions should not exceed 3m within 2m of a side boundary. The proposed extension would be within 2m of the shared boundaries and complies with the recommended eaves height limits. Therefore, the proposed rear extension would cause no detrimental overbearing or overshadowing impacts to the adjoining properties.

Highway Access and Parking Provision:

The proposed development would not increase the number of habitable rooms and there are no changes to the existing parking arrangements which are acceptable.

Amenity Space:

The proposed extension would retain a garden length of approximately 8.5m. Page 47 of the BDG states that the council's minimum garden length of 11m is a generally accepted guideline for private garden space. Whilst the proposal would result in a garden length that would fall below the recommended 11m, as the property is detached, the plot is wider than some surrounding properties, as such, boasts a garden width of more than 10.5m. Therefore, the remaining rectangular shaped garden would provide an appropriate amount of garden space to facilitate the development without detriment to the enjoyment of the current and future occupiers as there would still be adequate useable space for a family sized home.

Conclusion:

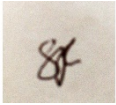
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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, 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:	Approve
Date:	8 September 2025

Earliest date for decision:	12 August 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	10.9.25

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Site Allocation | Total count: 1

#	FEATURE_TYPE	NAME
1	Allocated Housing Development	Land at junction of Headley Road East & Spitfire Way, Woodley

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Loddon Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Woodley CP	0 m