

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253087
Site Address:	20 Clover Rise, Woodley, Wokingham, RG5 4WL
Expiry Date:	12 February 2026
Site Visit Date:	13 January 2026
Proposal: Householder application for the proposed single storey rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC10 – Sustainable Drainage TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history.	N/a	N/a

CONSULTATION RESPONSES

Internal
No comments received.
External

No comments received.

REPRESENTATIONS

Parish/Town Council	Woodley Town Council: Objection that the front porch would be out of character with the street scene. Officer Response: <i>The front porch has been removed from the proposal.</i>
Ward Member(s)	No comments received
Neighbours	Objection 1: The single-storey rear extension would be attached to adjoining wall of their conservatory without consent, potentially affecting its structural integrity, boundary position, drainage, and matters relating to the Party Wall etc. Act 1996. Objection has also been raised to the proposed front porch on the grounds that it would be out of keeping with the surrounding area, extend beyond the established building line, and result in a loss of light and overbearing impact to the neighbouring property. Officer Response: <i>The front porch has been removed from the proposal. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise the applicant to gain access or carry out any works on, over or under your land or property without first obtaining consent. The grant of permission also does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996 including any requirement to serve notice.</i>

APPRAISAL

Site Description:

20 Clover Rise is situated in Woodley, which is a Major Development Location. The dwelling is located within a new-build residential estate, occupying a corner plot on Clover Rise.

The dwelling is a three-storey semi-detached house, constructed in red-brick with a dark-grey tiled roof. There is a small space between the front elevation and the highway, consisting of low-level planting and shrubs. To the rear, there is a modest, paved, enclosed garden of 4m x 10m. There is no garage at the property, however, there is a shared, off-street parking area at the rear of the property.

Proposal:

This application seeks approval for the proposed single storey rear extension, 3m in width and 3.3m maximum height (lean-to, sloping roof).

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.

Procedural Matters

Revised Elevations, Floorplans and Site Plan were received by the Council on 11th February 2026, after the consultation date had ended. Following design concerns being raised with the front porch extension, this element of the proposal has been removed from the application.

Design / Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is characterised by predominantly modern residential development, comprising of two and three storey red-brick dwellings with pitched roofs and a well-defined building line. Several nearby properties have had similar developments. Firstly, 40 Clover Rise had a single-storey rear extension approved 29/10/2025. Secondly, the adjoining property, 2 Bluebell Crescent, has a rear extension forming a conservatory. As the area is a relatively recent residential development, there are limited examples of comparable extensions within the immediate area. However, there are some similar developments and these act as precedent to this development.

Single-storey rear extension

The proposed rear single storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located at the rear of the property and would not be visible from the public realm, hence further limiting any impact on the character of the surrounding area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking

The single-storey rear extension would similarly not cause overlooking, given its single-storey nature and the absence of any proposed side-facing windows. The extensions

would have new doors and windows on the rear elevation, however, as the rear garden wall measures approximately 1.2 metres in height and is positioned at a higher ground level relative to the existing rear elevation of the property (Figure 1) there is no risk of overlooking. Furthermore, there are no dwellings to the rear of the property (Figure 2).



The development would also include 2no. rooflights which are set within the roof slope of the extension. These would therefore not result in any overlooking or loss of privacy.

Overall, these aspects would prevent overlooking, safeguard neighbouring privacy and adhere to Core Strategy Policy CP3.

Loss of Light

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

The proposed rear extension would be in line with the adjoining property's (No. 2 Bluebell Crescent) existing extension window to which serves a habitable room, a living room, and forms the main rear outlook for this property. As the proposal would not impact on a 45-degree Daylight test in plan form, no significant impact on daylight to No2. Bluebell Crescent would occur as a result of the proposal.

In terms of the proposal's relationship with No.19 Clover Rise, a 45-degree test in plan form would fail given the significant projection of the proposed extension compared to the rear of No 19. However, a 45-degree Daylight test in elevations form would be complied with given the significant spacing between these properties, and the limited height of the proposed rear extension that would only be single storey.

Overall, there is no significant impact to the loss of light for either neighbour from this development and it therefore accords with aims of Policy CP3 in respect of residential amenity.

Overbearing

The BDG states that eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. In this case, the rear extension adjoins the side boundary of 2 Bluebell Crescent and will project 3m from the existing rear wall. The maximum height to the top of the pitch would be 3.3m, and to the top of the eaves would be 2.25m (lean-to, sloping roof).

Therefore, as the proposed extension is single-storey and modest in scale, the development would not result in an overbearing or an enclosing effect to the neighbouring property and adheres to Policy CP3.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

There are no changes to the total number of habitable rooms on the ground-floor. There is no additional demand for car parking and no reduction in parking provisions. Therefore, the development adheres to Policy CC07.

Amenity Space:

The rear extension is modest in scale meaning that the impact to amenity space is minimal. The rear garden will lose 3m to the extension, leaving 7m remaining, which is considered acceptable.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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:	1. Time Limit

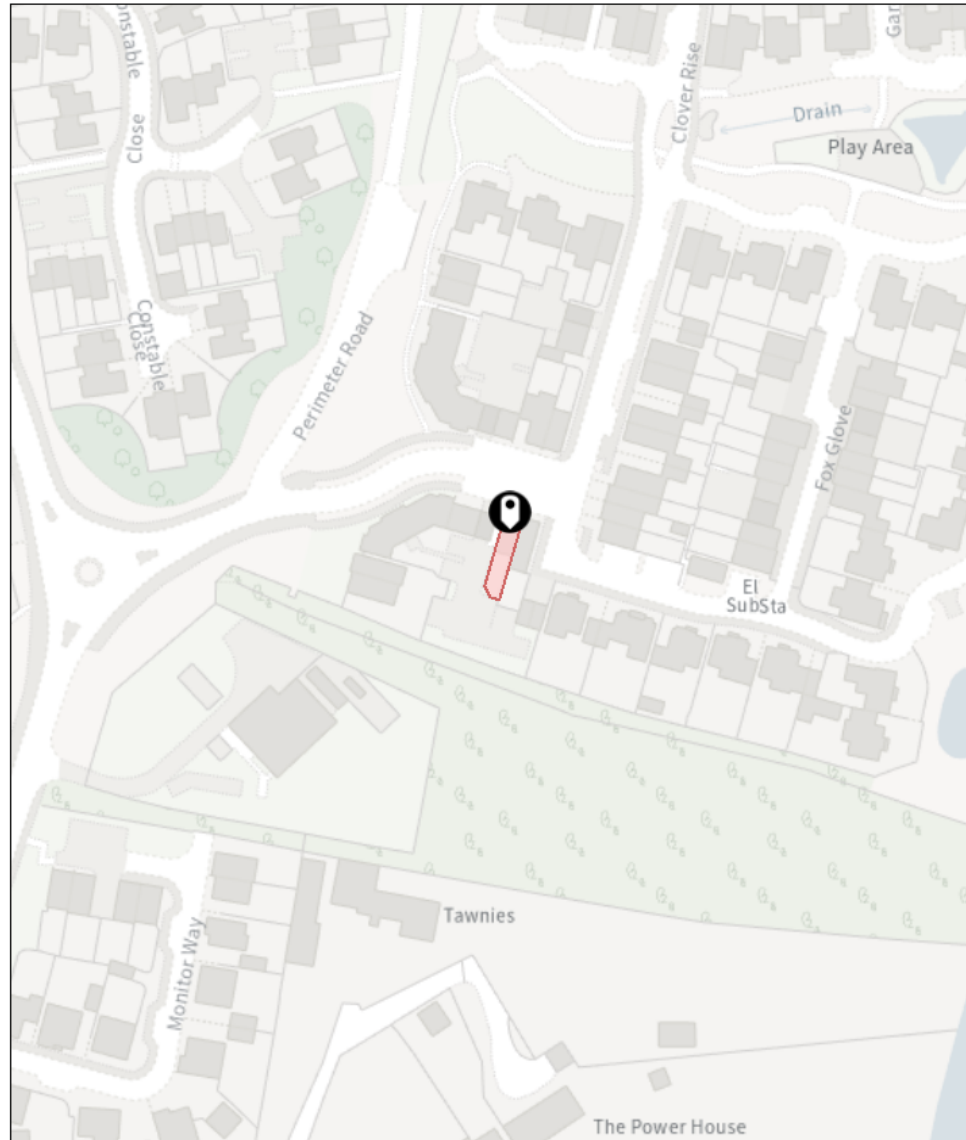
	2. Approved Plans 3. Materials and specified
Date:	11 February 2026
Earliest date for decision:	12 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11/02/26

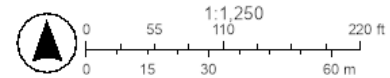
PLANNING
CONSTRAINTS/STATUS
Affordable Housing Thresholds |

ArcGIS Web Map

Total count: 3



09/02/2026, 14:22:01



#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

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 Sandford Farm, Perimeter Road, Woodley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	SH629	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	SI629	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	SI630	Ecology Officer, Green Infrastructure Team

Badger Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Badger Sett Consultation Zone	100 Metre Consultation Zone	Ecology Officer - Green Infrastrucutre Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101254211121-es=&location=478100,173219%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Loddon River Valley with Open Water

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Loddon Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Woodley CP	0 m