

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253090
Site Address:	28 Fairwater Drive, Woodley, Wokingham, RG5 3HH
Expiry Date:	12 February 2026
Site Visit Date:	10 th February 2026
Proposal: Householder application for the proposed erection of a two storey side and single storey rear 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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Drainage-No objection subject to condition(s)
WBC Landscape and Trees- No objection subject to condition(s)
WBC CIL-No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: 28 Fairwater Drive is a semi-detached dwelling with associated parking and landscaping, situated in the predominantly residential area of Woodley, Wokingham. The surrounding dwellings follow similar design and character, with a few examples of side and rear extensions.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Fairwater Drive comprises of residential properties which follow similar design and character, with a few examples of side and rear extensions. The proposed development consists of the proposed erection of a two-storey side and single storey rear extension and changes to fenestration.

The proposed two-storey side extension will facilitate a shower room and playroom to the ground floor, along with a new access point to the rear, while the first floor will facilitate an additional fourth bedroom and ensuite. Additionally, the proposed single-storey rear extension will facilitate an open plan kitchen/diner with bifold doors to the garden.

The extensions appear to be subservient and a sympathetic addition to the host dwelling. The two side is approximately 7m in length and 2.5m wide. Although the

development will be close to the side boundary (less than 1m) and not set down from the main ridge height which is below the recommendation in the Borough Design Guide SPD; it will however have an acceptable impact as it is set back from the main frontage and has a half-hipped roof form reducing the bulk of the roof form. Overall, there would be no terracing effect. In addition to this, the rear extension is approximately 4m in length and 8.6m in width and interlinks well with the host dwelling.

Furthermore, despite the side extension being close to the neighbouring boundary, it does not protrude beyond the property boundary, nor go beyond the existing roof line or eaves, therefore is in keeping with the existing hip to gable style of the host dwelling and the overall character and design.

R23 of the Borough Design Guide, (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

As the proposed extensions will utilise materials that either match or relate well to the existing dwelling, this causes no harm to the character or design of the area.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity: Regarding neighbouring amenity, it is noted from the plans that the two-storey side is 0.8 meters from the boundary therefore potential loss of light, overbearing and overlooking to neighbours needs to be considered. However, the proposed two storey side extension has no proposed fenestration changes at first floor level to the north elevation and would not have any significant detrimental impact on adjacent neighbours in terms of loss of privacy. Furthermore, given the relatively small projection from the rear building line, it would not have deemed to have a significant overbearing impact on the neighbouring property, No 30 Fairwater Drive.

The changes to the rear elevations are at ground floor level only and are unlikely to impose on the neighbouring dwellings behind the application site. Given an approximate separation distance of over 11 metres to the rear boundaries of these dwellings, it is not deemed that the extension would introduce any overbearing or loss of light or impacts that would be detrimental to these neighbours.

Flooding and Drainage: The Council's Flooding and Drainage Officer have reviewed this application. As a result of the proposed development, there will be an increase in impermeable area. However, this will be minimal given the proposed side and rear extensions would sit on existing impermeable surfaces, i.e. driveway and patio respectfully. Also, the site sits within Flood Zone 1 and therefore is at low risk of surface water flooding. Therefore, in this instance, it would not be reasonable to impose a Surface Water Drainage Strategy condition as requested by the Drainage Officer.

Landscape and Trees: The Council's Landscape and Trees Officer have reviewed this application. The Site is located very near both an 'area' and 'woodland' of protected trees (TPO-0004-1961 and TPO-0003-1951 respectively). Changes to the main building will not impact these protected trees. Whilst the Council's Landscape and

Trees officer has no objection, they would like a confirmed landscape treatment proposals for the front of the new development, both new and retained, including;

- *The proposed planting/hedging/boundary treatment.*
- *The proposed driveway configuration and relevant supporting information*
- *The proposed landscaping for the front garden and any boundary treatment with the footpath/highway verge*

However, it is not considered reasonable to impose the above condition as the proposed extension so significant that it would necessitate soft landscaping to make the scheme acceptable in planning terms.

Highway Access and Parking Provision: The submitted block plan shows spaces for three parking spaces. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Conclusion: For all the above, the proposal is acceptable, and the application is 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:	Yes/No/Not required
Recommendation:	Approve
Date:	9 February 2026
Earliest date for decision:	15 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	12/02/26

PLANNING CONSTRAINTS/STATUS
Insert where relevant