

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250575
Site Address:	6 Dundela Close, Woodley, Wokingham, RG5 3NN
Expiry Date:	12 May 2025
Site Visit Date:	12.05.2025
Proposal: Householder application for proposed single storey front infill extension to the existing garage, along with a single storey rear extension and changes to fenestration. Followed by the demolition of the existing rear extension and conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Tree Preservation Orders
Borough Wards

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY: None Relevant

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC Landscape and Trees - No objection subject recommended conditions.

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site comprises of a detached bungalow situated in a small cul-de-sac.

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 proposed development would overall maintain the character of this small bungalow. Whilst the proposed side extension would have a roof pitch that does not match the main house, this feature will be set back from the front elevation and would not be overly prominent in the street scene. The proposed rear extension would not be visible from the public realm and the property would still be seen a modest size domestic bungalow.

Neighbouring Amenity:

Overlooking:

There are two high level roof lights that would serve an open plan kitchen/dinner and the upwards outlook from these would not detrimentally impact neighbouring privacy.

As the property is a bungalow, the remaining proposed fenestration would be on the ground floor and partially screened by existing boundary treatment. The proposal would have a satisfactory impact on neighbours' amenity.

Loss of Light & Overbearing:

The rear element of the extension would extend beyond the neighbouring rear elevation to the north by approximately 2.2m. The extension would be single storey with a low eaves and roof hipped away from the boundary. This would not detrimentally impact neighbouring amenity by reason of loss of light, overshadowing or overbearingness.

With regard to the neighbouring dwelling to the south, the proposed extension would not project beyond the neighbouring rear projection. Again, the extension would be single storey, with low eaves hipped away from the boundary. There would be no detrimental overshadowing, loss of light or overbearingness to the neighbouring dwelling to the south.

Highway Access and Parking Provision:

Existing parking will be maintained on site which includes a garage and 2/3 spaces on the existing driveway. There are no parking restrictions along the close. The proposal will have an acceptable impact with regard to highway safety and parking provision. The council's Highway Officer raises no objection to the application.

Amenity Space:

The existing property has a relatively shallow garden, and the proposed extension would result in a garden depth of 9m. Whilst this falls below the minimum garden depth of 11m set out in the Borough Design Guide SPD, the plot is 13m wide and sufficient amenity space will be maintained for the resulting 3-bedroom property.

Trees and Landscape:

The site is covered by Tree Preservation Order (TPO) 3/1951, W3, on all woodland trees. The council's Tree and Landscape Officer has raised no objection subject to conditions and advised:

'There are trees and mature shrubs associated with the site which would be impacted by the demolition and construction phases, some have permission to be felled under tree works application 240880. To protect and enhance the green amenity, I have suggested conditions to help the application accord with policies such as CC03, CP3 and TB21.'

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:	24 April 2025
Earliest date for decision:	8 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12/05/25