

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261870
Site Address:	79 Woodlands Avenue, Woodley, Wokingham, RG5 3HG
Expiry Date:	8 October 2026
Site Visit Date:	26 June 2026 & 24 June 2025 (251403)
Proposal: Application to vary condition 2 of planning consent 251403 proposed erection of single storey rear extension. Variation is to allow 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 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU) (N.B. the LPU is not yet adopted and does not carry full weight at this time)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest DH1 – Place making and quality design DH2 – Safeguarding amenity HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
251403	Householder application for the proposed erection of single storey rear extension.	Conditionally Approved – 25/07/2025
250979	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original	Approved 19/05/2025

	house by 8.00 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m plus a single storey rear extension, which would extend beyond the rear wall of the original house by 4.97 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m.	
241189	Application to vary conditions {2,3} of planning consent {240234} for the enlargement of existing bungalow through the erection of 1 no. additional storey to a maximum height of 8.10m. Conditions 2 and 3 refers to Approved details and External Materials and the variation is to allow a rendering finish to the whole dwelling as opposed to part brick part rendered elevations.	Approved 04/07/2024
240234	Prior approval submission for the proposed enlargement of the existing bungalow through the erection of 1 no. additional storey to a maximum height of 8.10 metres.	Approved 25/03/2024
958/57	Det. Bungalow	Approved 10/12/1957

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	One comment received objecting on the following grounds: - Noise impact from proximity of proposed door to shared boundary with No.81 Woodlands Avenue. <i>Officer's Comment: This is discussed in the 'Neighbouring Amenity' section of the report.</i> - Questions the need for the additional door. <i>Officer's Comment: The LPA must assess the application that has been presented to us on its planning merits</i> - Discrepancy between the proposed elevations and floor plans regarding the position of the door and window on the side elevation. <i>Officer's Comment: This has been addressed through the submission of a revised proposed elevations plan.</i>

APPRAISAL

Site Description:

The application site comprises a former detached bungalow which has recently been extended upwards to create a two-storey dwelling following the implementation of application ref 240234. The site is located within the settlement of Woodley.

Proposal:

This application seeks to vary condition 2 of planning consent 251403. Condition 2 relates to the approved details and the proposed variation is to amend the layout of fenestration (doors and windows) on the approved rear extension. No changes are proposed to the size, scale or siting of the approved extension. The fenestration changes comprise a door and window on the rear elevation, instead of two bi-fold doors and a window as approved, and a door and window on the side elevation facing No.81 Woodlands Avenue adjacent instead of no door and one larger window.

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 fenestration changes are fairly limited. While the proposed fenestration are smaller in size than the approved scheme, they would remain proportionate in size to the existing dwelling and therefore not detract from the appearance of the approved extension or the site as a whole. Moreover, any visual impact would be further mitigated by the extension's position at the rear.

Overall, the proposed amendment to the approved scheme would not result in any additional harm to the visual amenity of the street scene or local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: The proposed fenestration changes would not introduce any additional overlooking concerns due to the single storey nature of the proposal. Outlook from the side fenestration proposed would face onto the existing 1.8m (6ft) close boarded

fencing boundaries which remains acceptable.

Loss of Light and Overbearing: Due to the nature of the proposed amendments there are no additional loss of light or overbearing concerns.

Noise: An objection has been received regarding the replacement of the previously approved window on the side elevation facing No.81 with a door serving the proposed living area. Concern is raised that the door would be located closer to the shared boundary and neighbouring patio doors, potentially increasing the transmission of noise when the door is open.

Whilst this amendment would marginally alter the relationship with the adjoining neighbour, the door would serve a standard residential living space and any associated noise would be consistent with the normal occupation of a single dwellinghouse. On this basis, the proposal would not introduce an adverse impact on the amenity of neighbouring occupiers in respect of potential noise and disturbance.

As such, the proposed amendment would not introduce any adverse impact on neighbouring amenity over and above the original permission in accordance with Core Strategy policy CP3

Other:

The proposed amendment does not impact on any other material planning considerations relating to the approved development.

In light of the above assessment, and all comments received, the application is acceptable and is 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:	Approve
Date:	6 October 2026
Earliest date for decision:	4 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	06/10/26

PLANNING CONSTRAINTS/STATUS

- *Major Development Location - Woodley*