

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                |                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                     | 260834                                             |
| <b>Site Address:</b>                                                                                                                                                                           | 43 Colemans Moor Road, Woodley, Wokingham, RG5 4DG |
| <b>Expiry Date:</b>                                                                                                                                                                            | 26 June 2026                                       |
| <b>Site Visit Date:</b>                                                                                                                                                                        | 8 June 2026                                        |
| <b>Proposal:</b> Householder application for the proposed erection of a part single storey, part two storey rear extension, alterations to existing roof height, plus changes to fenestration. |                                                    |

### **PLANNING CONSTRAINTS/STATUS**

Scale and Location of Development Proposals – Major Development Location – Woodley

### **PLANNING POLICY**

|                                                  |                                                                                                                                                                |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                          |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals                                 |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage                  |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS3 – Development within or adjacent to major and modest settlements<br>C5 – Parking and electric vehicle charging |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Woodley Design Statement                                                    |

### **PLANNING HISTORY**

| Application No. | Description                                                  | Decision & Date            |
|-----------------|--------------------------------------------------------------|----------------------------|
| 002634          | Proposed dormer extension to dwelling and roof re-alignment. | Approve<br>11 January 2001 |
| 101580          | Retrospective application for the replacement of             | Approve                    |

|  |                                                                                                                  |             |
|--|------------------------------------------------------------------------------------------------------------------|-------------|
|  | existing conservatory roof with a tiled roof with two Velux windows, plus insertion of two windows to the front. | 04 May 2010 |
|--|------------------------------------------------------------------------------------------------------------------|-------------|

## CONSULTATION RESPONSES

### Internal

WBC Drainage – No objection subject to condition  
WBC Landscape and Trees – No objection  
WBC Ecology Newts – No comment

### External

N/A

## REPRESENTATIONS

|                     |                       |
|---------------------|-----------------------|
| Parish/Town Council | No objection raised.  |
| Ward Member(s)      | No comments received. |
| Neighbours          | No comments received. |

## APPRAISAL

**Site Description:** A detached dwelling with garage in the residential area of Woodley. The principal elevation is set back at least 22m from the highway. The front garden is laid to gravel hardstanding, with a tall hedge forming the front boundary. The rear garden is approximately 30m long and, due to changes in ground level, is accessed from the patio by steps.

**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.

**Proposal:** A part single storey, part two storey rear extension, alterations to existing roof height, plus changes to fenestration.

The single storey rear extension would have a pitch roof with no. 4 roof lights. There would be no side facing windows and full-length glazing with triple doors on the rear elevation. It would extend approximately 4m from the existing rear wall, measure approximately 2.5m to the top of the eaves and 4m to the top of the pitch roof.

The part two storey rear extension would have an asymmetrical pitch roof to facilitate a reduced eaves height adjacent to no. 41 Colemans Moor Road. There would be no side facing window and one additional window at the rear serving a bedroom. It would extend approximately 5m from the existing rear wall, be 4.7m in width, measure approximately 4m to the top of the eaves and 6.8m to the top of the pitch roof that would be set down from the main roof by approximately 0.6m. The steps from the patio up to the garden would be approximately 1m in height. No changes in ground levels are proposed.

The existing timber outbuilding to be demolished is adjacent to the boundary with no. 41, is approximately 2.6m in height, 3.5m in depth and the rear wall is located over 7m back from the existing rear wall of the dwelling.

### **Procedural Matters**

Revised Proposed Floor and Elevation plans were received by the Council on 24<sup>th</sup> June 2026, and after the consultation date had ended. However, the revised proposed plans showed a minor amendment to include a daylight assessment plan, and the elevation plan shows the eaves height reduced by 1m on the south facing side elevation and an asymmetrical roof design. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

**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 a residential road comprising detached bungalows and chalet style 2 storey dwellings of varying designs. The application site is a 2-storey dwelling that is set well back from the road and approximately 1m taller than adjacent neighbouring chalet style dwellings at no's 41 and 45 Colemans Moor Road. There are no alterations proposed to the front of the dwelling and the roof alterations would align with the existing main roof and would not be taller than existing. The side walls of the first-floor side extension would not cause significant harm to the character of the area or result in a terracing effect because the part two storey extension would be set back at least 30m from the road, 9m from the principal elevation.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the 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:** For the purposes of this assessment, bathrooms are classified as non habitable rooms, any potential overlooking into these spaces does not give rise to a loss of privacy. The back-to-back separation distance of the rear bedroom window with 18 and 20 Rivermead Road would be at least 40m. There are no additional windows proposed to the side elevations. Therefore, there would be no additional

loss of privacy.

**Loss of Light:** In relation to no. 41, the proposed two-storey rear/side extension would be set further back than the neighbouring first-floor side dormer windows. The dormer window closest to the proposed extension serves a bathroom. At the rear, the two-storey side extension would sit approximately 2m forward of the neighbouring rear elevation. The single-storey extension would project approximately 6m beyond the rear elevation of no. 41 and would be adjacent to the boundary; however, it would not extend beyond the footprint of the rear outbuilding to be demolished. In relation to no. 45, there are three ground-floor side-facing windows serving a kitchen, dining room and lounge, with the lounge having its principal outlook to the front. At first-floor level, the rear bedroom includes a side-facing window, although its main outlook is to the rear. The front bedroom also has a high-level side-facing window, together with a small window on the front elevation.

The 45-degree angle test is advocated by the Council's Borough Design Guide (BDG) as outlined 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. A Daylight Plan has been submitted demonstrating compliance with the 45-degree angle test (in both vertical and horizontal planes) in relation to neighbouring properties at nos. 41 and 45 Colemans Moor Road, as shown in Figures 1, 2 and 3.

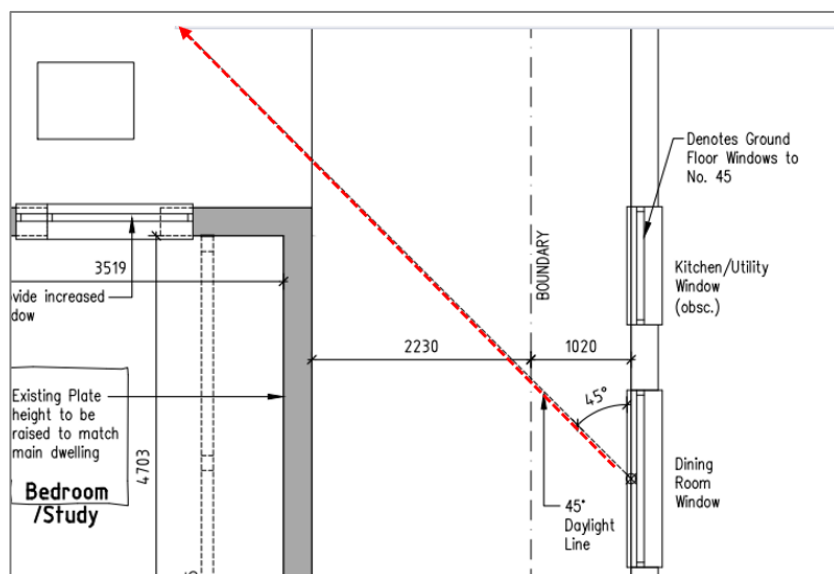


Figure 1 Horizontal 45-degree angle test in relation to side facing windows at no. 45 Colemans Moor Road

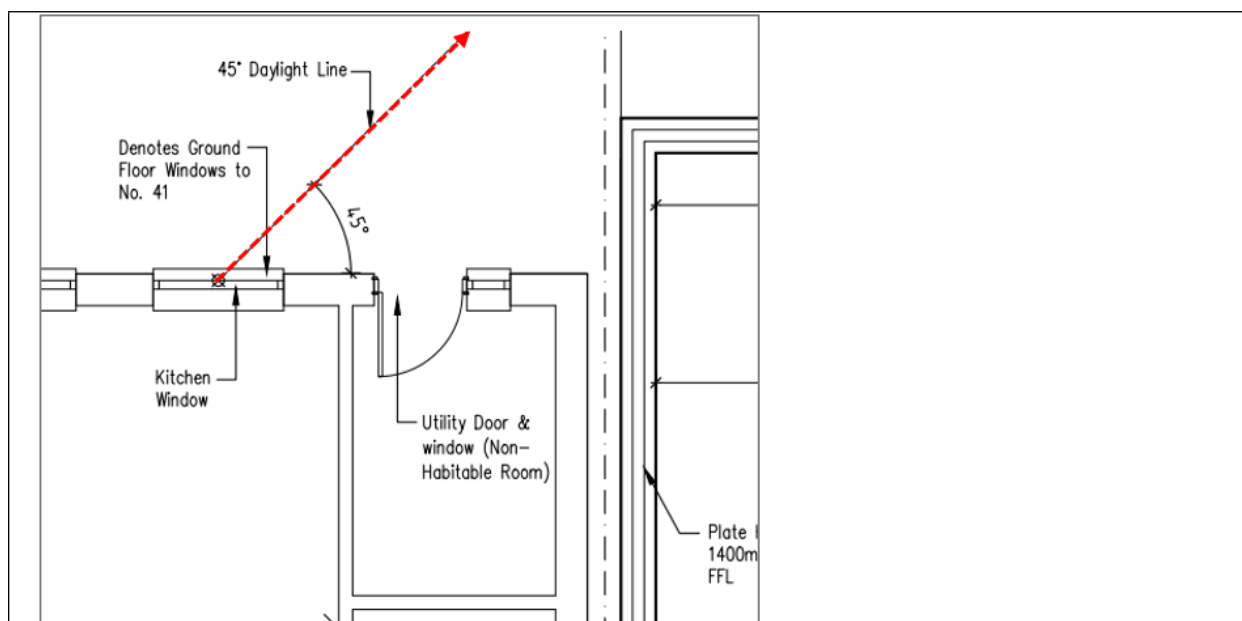


Figure 2 Horizontal 45-degree angle test in relation to side facing windows at no. 41 Colemans Moor Road



Figure 3 Vertical 45-degree angle test in relation to no's 41 and 45 Colemans Moor Road

**Overbearing:** The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. It states that rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary. Also, the eaves height of should not exceed 3m within 2m of a side boundary.

In this case, the single-storey rear extension would project approximately 4m from the existing rear wall, in accordance with the BDG guidance. It would also be set 3m back from the rear wall of the outbuilding to be demolished, further reducing any overbearing impact. The two-storey extension would measure 4m to the eaves, exceeding the BDG guidance for extensions close to a boundary by approximately 1m. It would also project 2m forward of the rear wall of no. 41. However, it would follow the existing building line of the main dwelling and would be set down from the main roof. Therefore, given the reduced eaves height, the asymmetrical roof design, and the fact that the nearest rear window at no. 41 serves a non-habitable room and

that neighbour benefits from a spacious private rear garden, the proposal would not result in any significantly visually overbearing presence. Also, when viewed in the context of the existing boundary fence that is approximately 1.8m in height, the ground-floor element would not appear unduly dominant.

Overall, the proposal would not fully comply with advice contained within the Council's Borough Design Guide regarding neighbour amenity due to the eave's height of the rear extension. However, given that no significant harm to residential amenity would occur in terms of potential overbearing, overshadowing or overlooking impacts, the proposal would comply with the key aims of Core Strategy Policy CS3.

**Highway Access and Parking Provision:** Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable.

**Flooding and Drainage:** The Drainage Officer raises no objection subject to condition.

The existing dwelling and most of the curtilage of the site is within flood zone. The extension is proposed within flood zone 1. The eastern fringe of the site is within flood zone 2. Coleman Moor Road experiences severe surface water flood risk and lies within flood zone 2.

Requested Condition:

*No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.*

*The above details shall be approved in writing by the LPA.*

*The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.*

*This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.*

Officer comment: The footprint of the proposed development lies within Flood Zone 1 and is of a limited scale. Therefore, it would not be reasonable to attach a pre commencement condition were this householder application to be approved.

**Landscape and Trees:** The Tree and Landscape Officer raises no objection.

**Ecology:** NatureSpace were consulted in relation to the impact of the proposed development with Great Crested Newts and responded with “no comment.”

**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.

| <b>RECOMMENDATION</b>              |              |
|------------------------------------|--------------|
| <b>Conditions agreed:</b>          | Yes          |
| <b>Recommendation:</b>             | Approve      |
| <b>Date:</b>                       | 24 June 2026 |
| <b>Earliest date for decision:</b> | 20 May 2026  |

|                                  |                                                                                     |
|----------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:</b> |  |
| <b>(Authorised Officer)</b>      |                                                                                     |
| <b>Date:</b>                     | 24/06/26                                                                            |