

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253068
Site Address:	121 Fairwater Drive, Woodley, Wokingham
Expiry Date:	10 February 2026
Site Visit Date:	13 January 2026
Proposal: Householder application for the proposed single storey front extension to include 1no. roof lantern 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 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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk 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
WBC Highways: No objection.
External
No comments received.

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council: No objection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: 121 Fairwater Drive is situated in Woodley, which is a Major Development Location. The application site forms part of a residential terrace with an access pathway and Fairwater Drive to the East. The dwelling comprises a two-storey mid-terrace dwelling, constructed in red-brick with white cladding to the upper-floor and a pitched roof finished in black tiles. There is a small front lawn with some vegetation. To the rear, there is a modest enclosed garden, approximately 6m x 10m. Proposal: This application is for the proposed single storey front extension to include 1no. roof lantern and single storey rear extension 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. 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 on Fairwater Drive consists of two-storey terraced houses and pitched roofs, creating a consistent and uniform streetscape. Each property is set back from the highway with small open front gardens and pathways to the front doors. Several nearby properties have been extended. This includes No.182 Kingfisher Drive with a single-storey rear extension, No.182 Kingfisher Drive with a rear single-storey and No.97 Fairwater Drive with a front extension forming a porch and a two-storey rear extension. These examples demonstrate an established pattern of similar extensions within the surrounding area and set a clear precedent for the proposed works.

Single-storey front extension

The BDG recommends that front extensions and porches should not project significantly forward of the principal elevation. The proposal projects no further than the existing front porch entrance, which is only 1m in length. In this case, the front extension is single storey, and the front wall would be in line with the existing porch. As the proposal is a modest infill extension that does not project forwards of the building, it is seen to meet this requirement of the BDG.

The front extension will feature a low, lean-to pitched roof which connects seamlessly to the host dwelling's pitched roofscape. The design blends in well with its surroundings and contributes positively to the street scene. Furthermore, the front garden retains a separation of 6.5m from the highway and, the building line along the street will not be disrupted. In these regards, the BDG requirements have been adhered to.

Overall, the proposed front single storey extension, would not cause harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy.

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 located at the rear of the property and would not be visible from the public realm.

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

Front extension: The single-storey front extension would not result in overlooking, as it is single-storey and does not introduce any additional side-facing fenestration.

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

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.

Due to the proposed front and rear extension both being single-storey and hence of limited height and bulk, they are not considered to result in a significant loss of daylight. Figures 1 and 2 indicate that the nearest window at No.123, which is a kitchen window, complies with the 45-degree angle test and the patio doors serving the lounge would not be significantly overshadowed. Regarding No.119, the nearest windows serve the lounge, and the 45-degree angle test indicates that the development will comply.

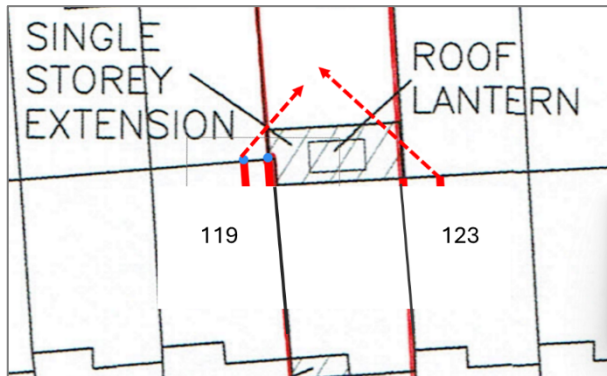


Figure 1: Vertical 45-degree angle test shows that no 119 complies and no 123 breaches

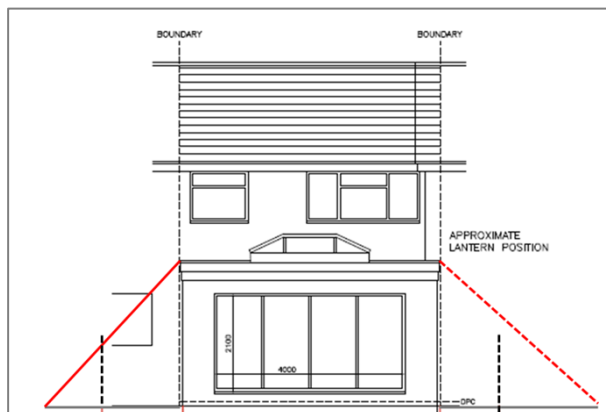


Figure 2: Vertical 45-degree angle test shows that no 123 complies and no 119 breaches

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 abuts the side boundary of no. 119 and no. 123 and will project 2.5m from the existing rear wall. The maximum height would be 3m and it will have a flat roof. The rear extension also includes 1no. roof lantern (2.5m x 0.6m) and would not appear visually intrusive.

Therefore, as the proposed front and rear extensions are single-storey and modest in scale, the development would not result in an overbearing or an enclosing effect to the neighbouring properties.

Amenity Space:

The front and rear extensions are modest in scale meaning that the impact to amenity space is minimal. The rear garden will lose 2.5m to the extension, leaving 7.5m remaining, which is considered acceptable.

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.

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.

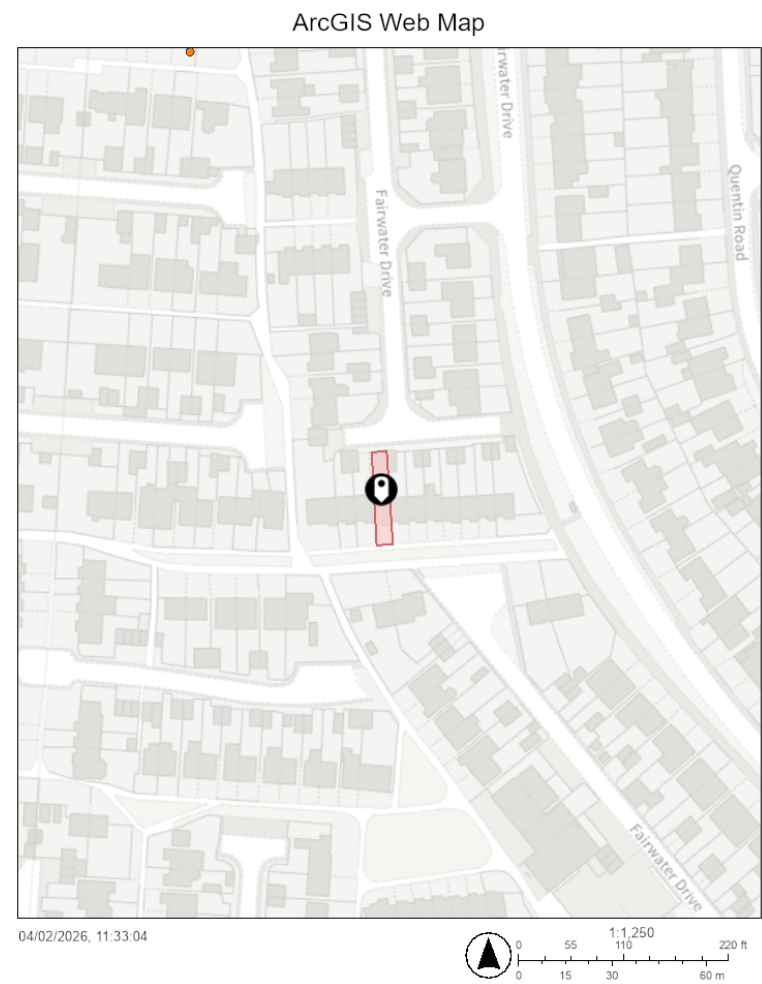
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, 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 subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials and specified
Date:	09 February 2026
Earliest date for decision:	10 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	09/02/26

PLANNING CONSTRAINTS/STATUS



Affordable

Housing

Thresholds | Total count: 3

Wokingham Internal
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#	NAME
1	<i>Within Major Development Locations</i>
2	<i>Within Major Development Locations</i>
3	<i>Within All Development Locations</i>

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	<i>Major Development Locations</i>	<i>Woodley</i>

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	<i>Consultation Zone - Major Nuclear Site</i>	<i>AWE: 12km Zone</i>	<i>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.</i>

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	<i>All works exceeding 150 metres (492.1 feet)</i>	<i>NO</i>	<i>YES</i>

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	<i>Great Crested Newt Impact Risk Zone</i>	<i>Green</i>	<i>Consult NatureSpace for Major developments only</i>
2	<i>Great Crested Newt Impact Risk Zone</i>	<i>Amber</i>	<i>For Householder applications check HH Layer. Consult NatureSpace for all other types of development</i>

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

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&es=&location=480914,172519%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0003-1951	Woodland	Confirmed

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	South Lake Ward	0 m

Parishes | Total count: 1

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