

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260519
Site Address:	196 Hurricane Way, Woodley, Wokingham, RG5 4UH
Expiry Date:	22 May 2026
Site Visit Date:	10 April 2026
Proposal: Householder application for the proposed erection of a single storey side/rear extension following demolition of existing conservatory, plus garage conversion to create habitable accommodation.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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 garage conversion would remove the existing garage door for a new window. The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground floor window along Hurricane Way, meaning that the proposal would not negatively harm the street scene.

The Borough Design Guide states *“side extensions should not generally project forward of the building line on the street frontage” and “a gap should be retained between the building line and the site boundary and this should be a minimum of 1m in width”*. The proposed single storey side extension would not project forward of the building line but approx. 0.22m from the side boundary of 198 Hurricane Way, thus not fully complying with the BDG.

Importantly, the extension would not project forward of the established building line, thereby maintaining the rhythm and character of the street scene. Furthermore, the resultant flank-to-flank separation distance between the proposed extension and the neighbouring dwelling would be approx. 1.45m, which ensures that a meaningful visual gap between the dwellings is retained. Given the side extension is single storey scale and a minor and subservient feature which would not harm the character of the area or the amenities of neighbouring occupiers, the proposal is considered to accord with the underlying objectives of the BDG. As such, in this instance it would be considered acceptable.

The single storey rear extension would be approx. 2.92m in depth which would not exceed the recommended 4m depth for extensions within the Borough Design Guide, thus not complying. Moreover, the single storey rear extension would have a very similar view as the existing conservatory, so it is not going to have a significant harmful impact. With it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would unlikely have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

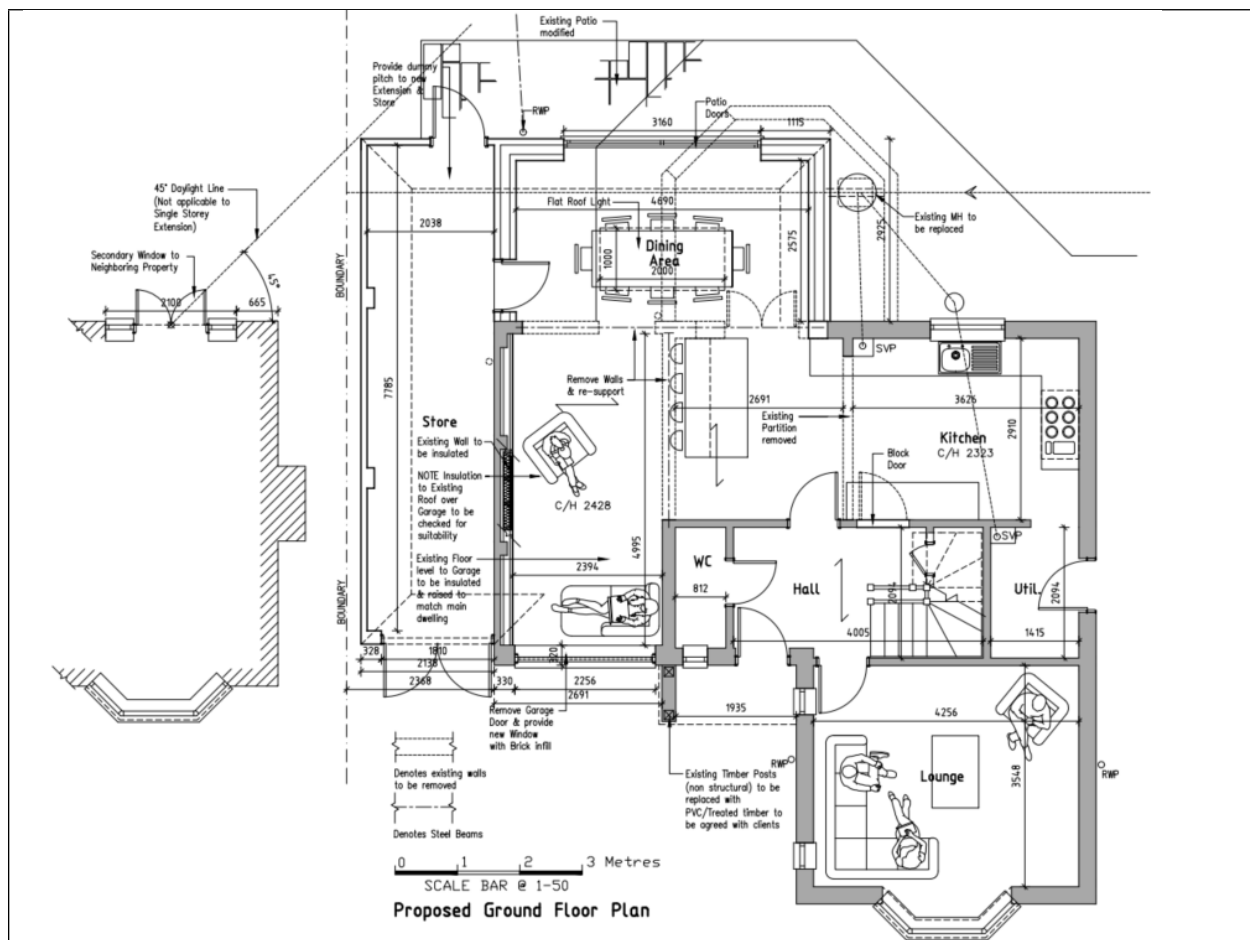
Overlooking: The minimum front to front separation distance set out in the BDG is 10m. The front to front separation distance from 196 Hurricane Way to 195 Hurricane Way is over 30m, thus complying with the BDG and no harmful overlooking.

At current, a conservatory is located at the rear of the property in the back garden. The single storey rear extension would have a very similar outlook, so it is not going to have a significant harmful impact in terms of potential privacy issues or overlooking concerns. The ground floor rear openings

Loss of Light: Given the side/rear extension would project forwards of no.198 rear building line by approx. 3m, there is potential loss of light to be considered against the 45-degree daylight test as advocated within the Council's Borough Design Guide and the BRE publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'.



As shown on the plan below when a 45degree line is drawn from the centre of no.198 closest rear window in plan form, the 45 degree line would not be breached as a result of the extension, as demonstrated by the Ground Floor Plan extract below. Thus, it would still receive adequate access natural light and not result in harmful loss of light.



Overbearing: The BDG states *“the eaves height of a single storey rear extension should not exceed 3m within 2m of a side boundary”*. The eaves height of the single storey rear extension would be approx. 2.45m, thus complying with the BDG.

Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access. Whilst the side/rear exertion would be approx. 0.22m from the side boundary of 198 Hurricane Way. The resultant flank-to-flank separation distance between the proposed extension and the neighbouring dwelling would be approx. 1.45m, which ensures that a meaningful visual gap between buildings is retained. The roof form of the extension is designed to slope away from the side boundary, which reduces its perceived bulk, limits visual enclosure and minimises any potential overbearing effect when viewed from the adjoining property. Therefore, in this instance it’s considered acceptable.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Highway Access and Parking Provision: As a result of the garage conversion, a

parking space will be lost. For a 4-bedroom property, 3 parking space are required to comply with WBC's adopted parking standards. As show on the block plan; drawing 2, 3 car parking spaces are provided, thus no parking or highways concerns.

Ecology: The submitted PRELIMINARY ECOLOGICAL APPRAISAL (Ref: SPH/NP/PEA-26/17.03) concludes *"that there is negligible potential for roosting bats within the sections of the property to be affected by the proposed works. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required"*. Thus, no ecological concern

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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.

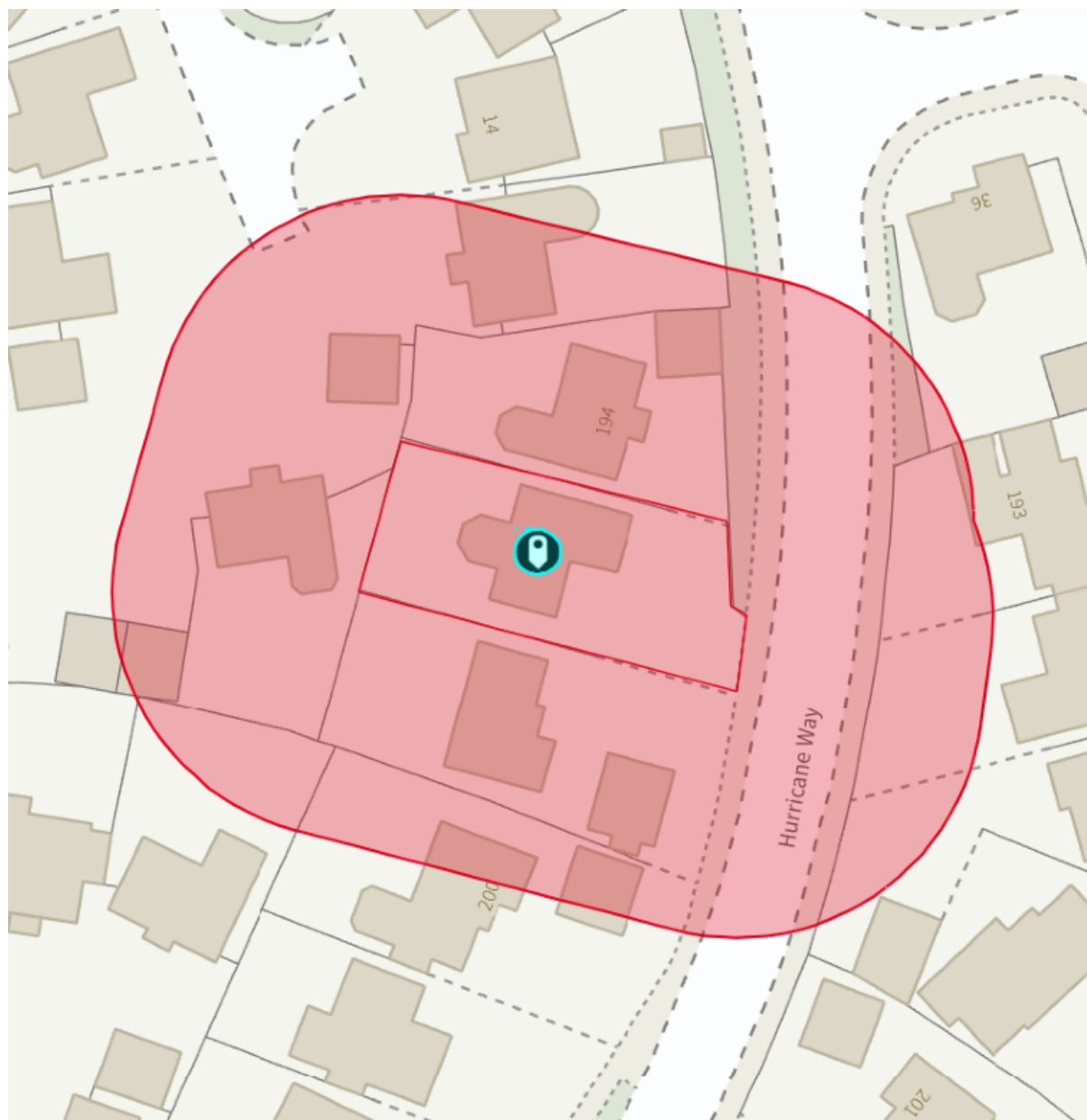
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	20 May 2026
Earliest date for decision:	19 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	20/05/26

PLANNING CONSTRAINTS/STATUS



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	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.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	RX606	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	RX607	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	RY606	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	RY607	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054322201&notes=&location=479258,173155%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

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

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Loddon Ward	0 m

Parishes | Total count: 1

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