

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252043
Site Address:	11 Woodpecker Walk, Wokingham, RG41 3YU
Expiry Date:	28 October 2025
Site Visit Date:	3 October 2025
Proposal: Householder application for the proposed development of a single storey rear extension with rooflights and 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 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 TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
07745	Terraced House & Garage	C/A – 16/03/1978

CONSULTATION RESPONSES

Internal

WBC Highways: No objection
WBC CIL: Advice concerning CIL matters

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is an end-of-terrace dwelling located within the 1970s/80s Woosehill Development in Wokingham. The property fronts a footpath which feeds into the network of public footpaths connecting the wider estate, with vehicular access and parking off Eagle Close to the rear. It does not appear that the dwelling has been significantly altered since its construction.

Proposal:

This application proposes the erection of a single storey rear extension plus fenestration changes. The proposed extension is fairly modest in terms of its size and scale, with a total depth of approximately 3.1m it would project beyond the existing rear building line by approximately 1.5m. The extension would 'wraparound' the existing rear elevation with a mono-pitched roof form at a total ridge height of approximately 3.6m and eaves height of 2.6m.

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.

Design and Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The immediate street scene is characterised by the rows of terraces fronting the footpath alongside the rear gardens backing onto it and the strips of amenity land. The set back of properties from the street creates a spacious character. There are various examples of later additions within the wider estate including single storey rear extensions.

The proposal is fairly modest in terms of its size and scale, with an appropriate ridge

and eaves height it would not significantly encroach beyond the existing rear building line or add significant footprint to the host dwelling. The proposed mono-pitched roof would complement the main gable roof form and further mitigate the bulk of the extension.

The visual impact of the proposed extension would be further mitigated by the use of external material in keeping with the existing dwelling. Moreover, the extension would retain the existing gap between the dwelling and the adjoining footpath to the south-east, minimising impact on its amenity. The proposed fenestration changes are modest and would have neutral impact on the appearance of the host dwelling. Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policy CP3.

Neighbouring Amenity:

Overlooking: Due to the single storey nature of the proposal, with no proposed fenestration on the flank elevation facing the adjoining property (No.9 Woodpecker Walk) there are no concerns in relation to potential overlooking impact.

Loss of Light and Overbearing: While the proposal would be sited in very close proximity to the side boundary shared with No.9 adjacent, due to its fairly modest encroachment beyond the shared rear building line, its appropriate eaves height and mono-pitched roof form its design would sufficiently mitigate any potential impact on neighbour amenity in terms of loss of light or overbearing impact. Moreover, the majority of the neighbouring rear garden space would be unaffected by the proposal.

Overall, the proposal would not introduce any adverse harm on the amenity of neighbouring properties in accordance with Core Strategy policy CP3.

Other:

The proposal would not impact on the site's existing parking provision or any green infrastructure features. The site does not fall within an identified Bat Roost Habitat suitability area and therefore a bat survey is not required for the assessment of this application.

Subject to conditions, 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:	9 October 2025
Earliest date for decision:	23 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/10/25

PLANNING CONSTRAINTS/STATUS

- *Major Development Location – Wokingham*
- *Landscape Character Assessment Area – Wokingham-Winnersh Settled and Farmed Clay*