

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                           |                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Application Number:</b>                                                                                                                                | 260374                                       |
| <b>Site Address:</b>                                                                                                                                      | 23 Reading Road, Woodley, Wokingham, RG5 3DA |
| <b>Expiry Date:</b>                                                                                                                                       | 17 April 2026                                |
| <b>Site Visit Date:</b>                                                                                                                                   | 2 March 2026                                 |
| <b>Proposal:</b> Householder application for the proposed erection of part two storey part single storey rear extension and single storey side extension. |                                              |

### 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>CP2 – Inclusive Communities<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP9 – Scale and Location of Development Proposals                   |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking<br>CC10 – Sustainable Drainage<br>TB01 – Development within the Green Belt<br>TB21 – Landscape Character |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>DH1 – Place making and quality design<br>DH2 – Safeguarding amenity                                              |
| <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 |
|----------------------|-------------|-----------------|
| No relevant history. | N/a         | N/a             |

### CONSULTATION RESPONSES

#### Internal

WBC Highways: No objection.  
WBC Landscape & Trees: 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:**

23 Reading Road is situated in Woodley, a Major Development Location. The dwelling is a modest three-bedroom property situated on the western side of Reading Road within a suburban residential area.

The dwelling is set back from the highway with a modest front driveway of approximately 10m x 9m providing off-street parking. There is a long rear garden, approximately 35m x 9m. The roofscape is pitched, and there is a ground-floor lean-to canopy over the front-facing bay window. The walls are finished in painted white render, and the roof is finished in clay tiles. The neighbouring property, No. 21 Reading, is a larger two-storey detached property that has been extended up to the south-eastern boundary of the application site.

**Proposal:**

This application seeks approval for the proposed erection of a part two storey part single storey rear extension and single storey side extension that would 'wrap' around the rear and southern side of the host property.

**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.

**Procedural Matters**

Revised proposed plans and elevations were received by the council on 26<sup>th</sup> March 2026 and Site Plan on 15<sup>th</sup> April 2026 after the consultation date had ended. However, the revised plans and elevations showed a minor amendment to the width of the side

and rear extension by 0.5m. This was to ensure a 1m spacing between neighbouring property, No.21, and host dwelling would be retained. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

### **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.

Most dwellings located on Reading Road are considerably set-back from the highway with front driveways, providing off-street parking. All dwellings have long rear gardens contributing to a low-density suburban environment. Housing is balanced between detached and semi-detached forms, creating a linear building pattern along Reading Road. The area is highly vegetated and verdant, containing many mature trees.

#### Two-Storey Rear Extension

The proposed rear two-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. Part of the first-floor extension is visible above the single-storey side extension however the separation distance with the side boundary is 1m which matches the 1m as recommended in the BDG. Moreover, the two-storey element would be set back 7.5m from the frontage of the host property, thereby clearly appearing as a subservient element to the host dwelling.

#### Single-Storey Side Extension

The BDG states spacing should be retained between the host dwelling and neighbouring boundaries of 1m minimum. The proposal retains a space of 1m southern to No.21. Many dwellings on Reading Road have comparable separation distances and it adheres to the BDG recommendations. For instance, between No. 19 and 21, there is an approximate separation of 0.6m. This is the same with No.31 and 33. The separation distance on the northern side with No.25 is approximately 2.5m, ensuring the dwelling would not appear cramped. In this context, the development would remain in keeping with the pattern of development in the local area.

The single-storey side extension is subservient in design. The eaves height is 2.05m, whereas the main dwelling's eaves height is 4.45m. Secondly, the ridge height is 3.35m and the main dwelling's is 6.4m. This meets the BDG requirement of single-storey extensions being clearly subordinate to the main dwelling's roofscape.

Next, the BDG states that eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. The distance between properties is 1m, however, the eaves height is 2m and is therefore under the 3m maximum outlined by the BDG.

The materials that will be used are in keeping with the host property and the surrounding properties. The walls of the proposed extension will match the existing render with low-level brickwork, and the roof will feature the same tiling as existing.

**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

The proposed rear two-storey extension would not cause direct overlooking, due to the absence of proposed side facing windows directly onto a neighbouring property. The development proposes 1no. additional first-floor rear windows. However, this is not considered to increase overlooking threats beyond the existing 2no. first-floor windows. The primary outlook is of the host dwelling's rear garden with the nearest property 55m to the southwest (The Chestnuts). This is a significant separation, and sight is largely obscured by dense vegetation and mature trees at the rear of the dwelling. Furthermore, tall trees along the side boundary would screen the elevated view into the rear garden of No.21. As such, there is no increased threat of overlooking with this section of development.

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

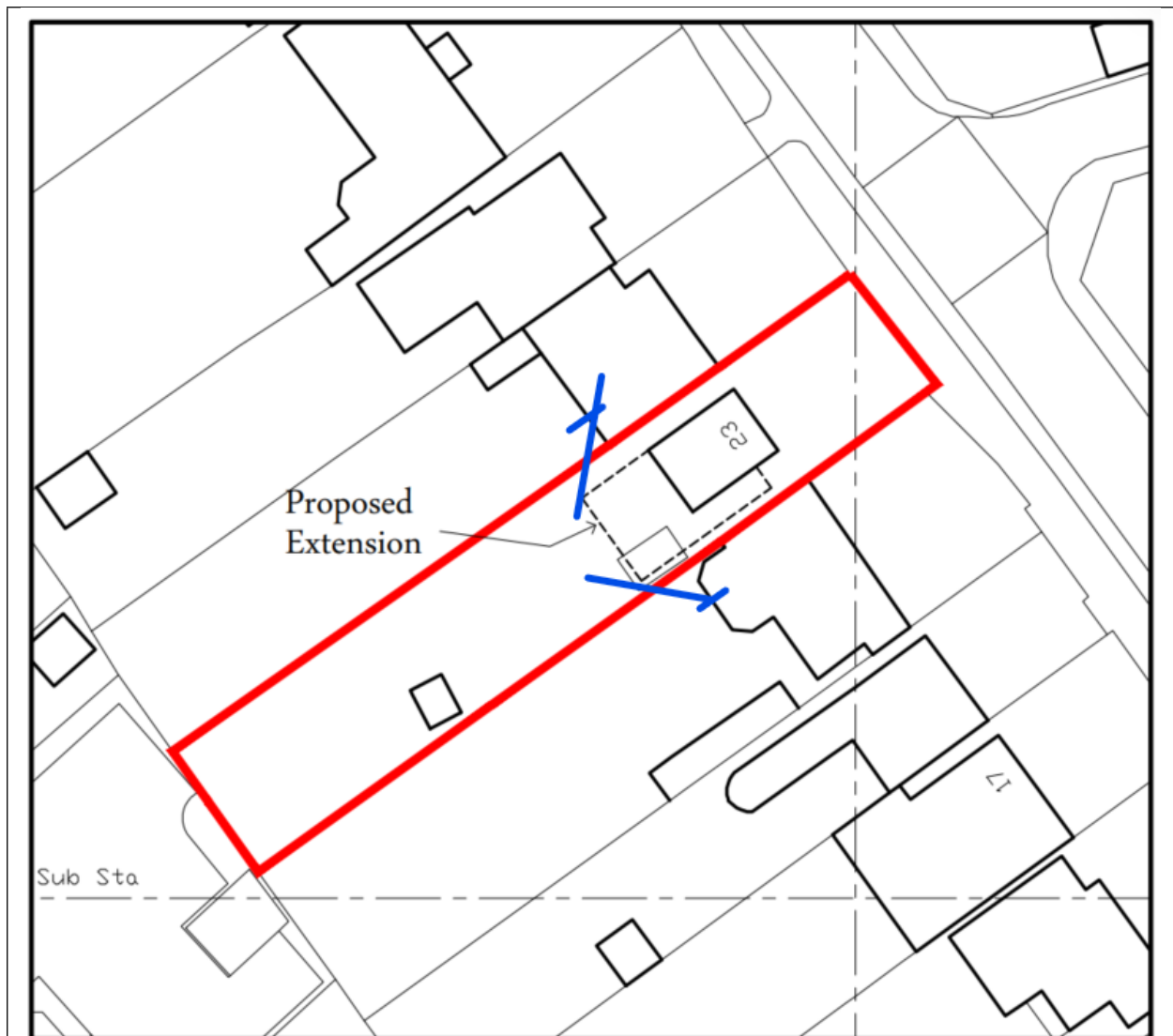
Loss of Light

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.

The proposed two-storey rear extension would project beyond the existing rear wall by 4.5m, and the part single-storey section will project 6.5m.

The two-storey and single-storey section of the rear extension would not breach the horizontal 45-degree angle test for both No.25 and 21.

Considering this and that the forwardmost projection is single-storey, modest in form and scale, there would be no significant negative impact to daylight or sunlight. Please see the figure below for clarity.



Overall, there is no significant impact to the loss of light to either neighbour from this development, therefore adhering with the aims of Policy CP3 in respect of residential amenity.

#### Overbearing

The two-storey rear extension matches the dimensions of the main roof formation with eaves of 4.45m and ridge of 6.4m. Therefore, the development would not increase the built height and would be continuous with the existing roof formation.

The part single-storey rear and side extension would not cause any overbearing impacts as both the ridge and eaves height of these sections are subservient to that of the main dwelling. Moreover, both immediate neighbouring properties benefit from spacious private rear gardens that would further ensure the proposal would not create an unacceptable sense of enclosure or overbearing when viewed from these properties.

Moreover, both elements would be sited 1m away from the property boundary of No. 21. Overall, the development is relatively modest in scale and would not result in an

overbearing, dominating or enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

### **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.

The number of habitable rooms will increase from 5 to 7 and the side extension reduces the driveway length in front of the garage to approximately 14m.

According to the WBC Car Parking Standards, the development of such scale in a suburban location will require at least two parking spaces within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway can provide at least two driveway parking spaces by utilising the existing dropped crossing, which is acceptable.

The proposed storage is suitable for cycle parking.

### **Amenity Space:**

The rear extension is modest in scale meaning that the impact to amenity space is minimal. The existing rear garden is approximately 35m x 10m. The rear extension will project 4.5m into the amenity space, therefore leaving 30.5m remaining, which remains an acceptable space.

### **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 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.

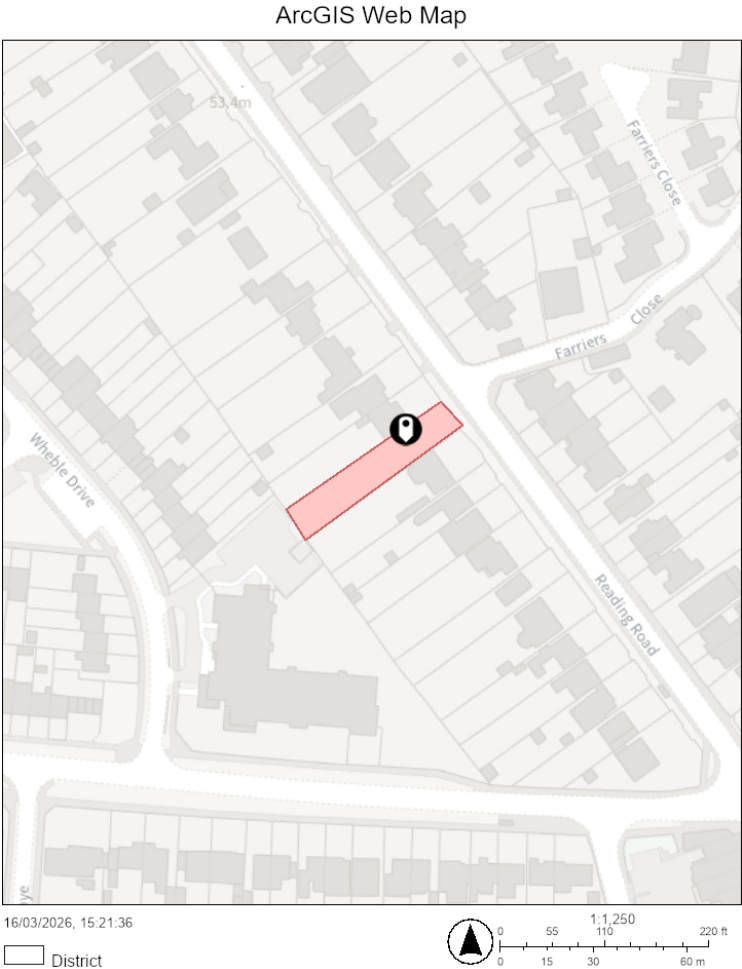
## **RECOMMENDATION**

|                           |              |
|---------------------------|--------------|
| <b>Conditions agreed:</b> | Not required |
|---------------------------|--------------|

|                                    |               |
|------------------------------------|---------------|
| <b>Recommendation:</b>             | Approve       |
| <b>Date:</b>                       | 17 April 2026 |
| <b>Earliest date for decision:</b> | 16 March 2026 |

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 17/04/26                                                                          |

PLANNING CONSTRAINTS/STATUS



Affordable Housing

Thresholds | Total count: 3

Wokingham Internal  
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| # | 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                                                                                                                                                                                                |
|---|----------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |

**Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 2**

| # | Height Band                                 | Wind Turbine | Aviation |
|---|---------------------------------------------|--------------|----------|
| 1 | All works exceeding 150 metres (492.1 feet) | NO           | YES      |
| 2 | All works exceeding 150 metres (492.1 feet) | NO           | YES      |

**Electricity Sub Station Consultation Zones | Total count: 1**

| # | FEATURE_TYPE                              | CONSULT                |
|---|-------------------------------------------|------------------------|
| 1 | Electricity Sub Station Consultation Zone | SSE Power Distribution |

**Risk of Flooding from Surface Water | Total count: 4**

| # | FEATURE_TYPE                                 | FEATURE_NAME               |
|---|----------------------------------------------|----------------------------|
| 1 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent  |
| 2 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent  |
| 3 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |
| 4 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |

**Great Crested Newt Impact Risk Zones | Total count: 1**

| # | FEATURE_TYPE | FEATURE_NAME | CONSULT |
|---|--------------|--------------|---------|
|---|--------------|--------------|---------|

|   |                                     |       |                                                 |
|---|-------------------------------------|-------|-------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Green | Consult NatureSpace for Major developments only |
|---|-------------------------------------|-------|-------------------------------------------------|

#### SSSI Impact Risk Zones | Total count: 1

| # | IRZURL                                                                                                                                                                                                                                                              |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=&amp;location=479921,172819%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=&amp;location=479921,172819%20(IRZ%20polygon%20centre)</a> |

#### 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 |

#### Tree Preservation Orders Served or Confirmed | Total count: 1

| # | TPO_REFERENCE | TPO_TYPE | RECORD_STATUS |
|---|---------------|----------|---------------|
| 1 | TPO-1715-2020 | Area     | Confirmed     |

#### Wards | Total count: 1

| # | Name of area                | Closest Approximate Distance |
|---|-----------------------------|------------------------------|
| 1 | Bulmershe & Coronation Ward | 0 m                          |

**Parishes | Total count: 1**

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