

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252904
Site Address:	53 Dunbar Drive, Woodley, Wokingham, RG5 4HA
Expiry Date:	6 March 2026
Site Visit Date:	13 October 2025
Proposal: (Retrospective) Householder application for the proposed rear porch.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

NO PLANNING HISTORY

ENFORCEMENT HISTORY

Application No.	Description	Decision & Date
RFS/2025/09078 8	Unauthorised extension on the back of maisonette with no PP	Cased closed on 05/01/26 following submission of 252904 planning application

CONSULTATION RESPONSES

Internal

WBC Drainage: 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 terraced maisonette.

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 Borough Design Guide states “*porches should generally project less than 2m forward of the building line*”. The pitched roof porch would be 2m in depth, thus complying with the BDG. It’s considered to be a minor and subservient feature to the property and given it would not be visible from the public realm, it would not harm the street scene. Although described as a porch, it would appear as a minor single storey rear extension rather than a “porch” which are usually to the front or side of a property and also meets the BDG criteria for rear extensions.

Neighbouring Amenity:

Overlooking: No overlooking concerns.

Loss of Light: While the porch would be approx. 0.35m from the side boundary of no.55/57 Dunbar Drive. There is potential loss of light. As shown on drawing 01, the proposal would comply with the 45° degree test in plan form and would not result in harmful loss of light to the closets habitable window of no.55/57.

The porch sits significantly below first-floor window level of no.55/57, thus no loss of light concern.

Overbearing: The proposed single-storey rear porch is considered to be a modest and proportionate addition to the host dwelling given its small projection. The porch reads as a clearly subservient feature with its limited projection, thus not considered to overbearing.

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.

Flooding and Drainage: The application site is located within Flood Zone 1, which is classified as having a low probability of flooding from fluvial and tidal sources.

The retrospective development relates to the construction of a rear porch. The proposal does not result in a significant increase in the building footprint or impermeable area and is not considered to materially alter surface water runoff characteristics at the site.

The Lead Local Flood Authority therefore raises no objection to the proposed development from a surface water and local flood risk management perspective.

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:	5 March 2026
Earliest date for decision:	15 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	5 March 2026

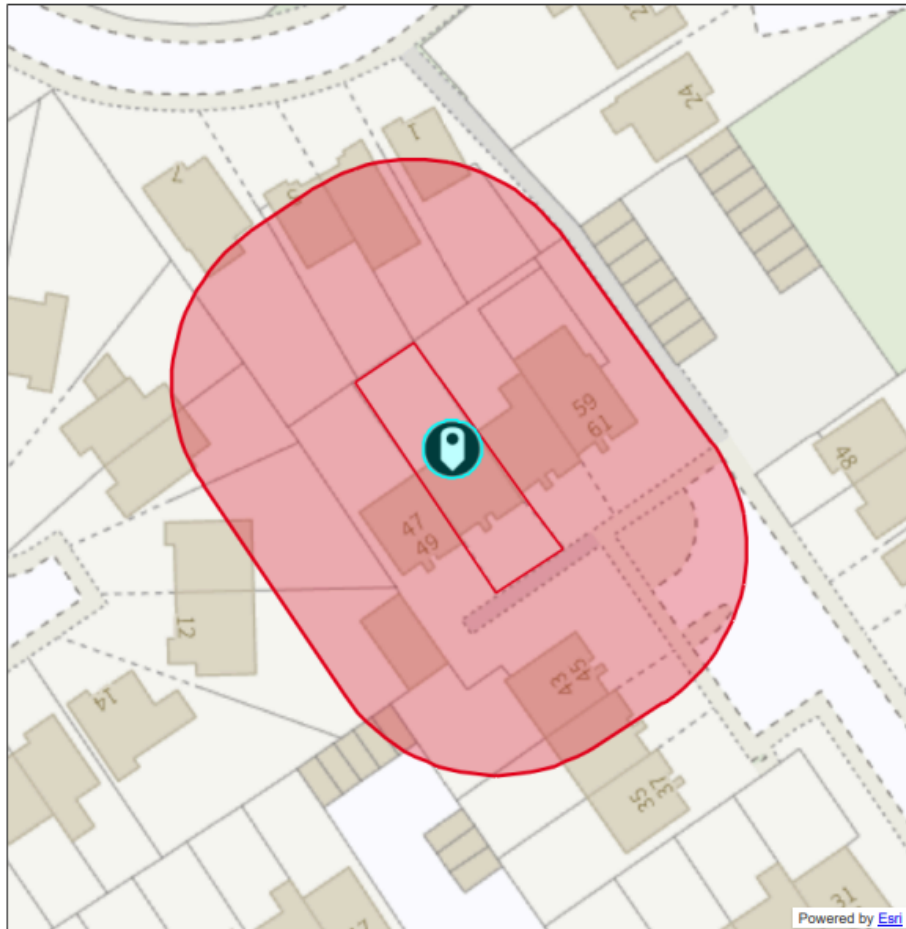
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 2,920.94 m²

Date: Sun Dec 21 2025 18:58:36 GMT+0000 (Greenwich Mean Time)



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
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: 1

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

Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
3	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: 2

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054211101~es=&location=477500,172892%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054322201~es=&location=479258,173155%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

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