

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250923
Site Address:	59 Woodlands Avenue, Woodley, Wokingham, RG5 3HF
Expiry Date:	11 June 2025
Site Visit Date:	22 April 2025
Proposal: Householder application for the proposed erection of a single storey rear extension following part demolition of existing living/dining room and chimney, plus conversion of the loft, including the insertion of 2no. dormers to create first floor habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
042308	Proposed single storey rear extension to dwelling with pitched roof plus demolition of existing flat roof extension	Approved 20/05/04

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC CIL: CIL liable

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: Detached bungalow.

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 BDG states *“loft conversions and dormer windows should not project above the existing ridge line”, “dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof”* and *“dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportions”*. The loft conversion and box side dormers do not project above the existing ridge line and the box dormers are situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. The existing property has a pitch roof and the proposed flat roof dormer windows will to some degree square off the roof. However, the box dormer extensions will be set back from the front elevation which will make this squaring off effect less prominent.

Furthermore, along Woodlands Avenue there are plenty examples of different forms of side dormers such setting a precedence with such proposal not looking out of place.

The Borough Design Guide requires rear extensions to be limited to 4m in depth. The single storey flat roofed rear extension would be approx. 7m in depth, thus not comply with the BDG. However, the host property has a very spacious garden to accommodate such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposal would differ to the current street scene and slightly alter the characteristics of the street, however would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is in line with policy CP1 and CP3 of the Core Strategy.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling. Hence, the proposal would not have an adverse impact upon the character of the area.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the loft conversion. Whilst the proposed window would face another property, it is noted that Woodlands Avenue, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur.

The BDG states *"the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours"*. The first-floor dormer window for a new bedroom would overlook onto no.57. However, given no.57 does not have any windows and would face a blank roof, in this instance the window would not result in harmful overlooking and be considered acceptable in this instance.

The en-suite windows on the first-floor side elevation would be obscured glazed as stated on plan PP-201-RG-03, therefore no overlooking concerns.

The proposal includes adding a door and windows for an office and the kitchen/dining area. The windows would overlook onto a blank wall of no.57, thus no harmful overlooking.

The first-floor master bedroom would include a large rear window. Whilst currently there are no first-floor windows, most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. Thus, the first-floor rear window would not cause any significant harm with regards to neighbouring amenities. This type of overlooking is common within residential plots and is a reason not to warrant refusal.

Overbearing: No part of the extensions and alterations will be higher than the highest part of the host dwelling house, the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their

amenities.

Loss of Light: The property rear building line would be set back from no.57, thus no loss of light.

Whilst the rear building line of no.59 would project further than no.61, the proposal would not breach the 45° degree rule of the habitable window of kitchen or living room. Therefore, not resulting in harmful loss of light.

No.61 does have solar panels on the side roof, however given the dormer would be approx. 2.90m from the location of the solar panels and the proposed dormer at no. 59 does not exceed the ridge height of the existing roof and does not rise above the main roofline, which limits the overshadowing impact.

Any potential shadow from no. 59's dormer would occur only in the early morning. In the afternoon and evening—the peak generation time for west-facing panels—the sun will be on the opposite side of no. 61, and any structure to the east (e.g dormer) cannot obstruct the sunlight. Therefore, it is considered the dormer would not result in significant overshadowing of no.61 solar panels. Also, it's important to note, no objection was raised by no.61.

Highway Access and Parking Provision: The proposal increases the numbers of habitable rooms from 4 to 7. Three existing driveway parking will be retained.

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

The retained driveway parking spaces are sufficient to meet the council's requirement, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Amenity Space: The application site has a narrow but long garden space. The BDG states the minimum garden length of 11m is a generally acceptable guideline for private garden space. The remaining space would be well over 11m, thus complying with the BDG.

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.

This development will be liable for CIL based on the measurements taken from the following floorplans:

Drawing Number: PP-201-RG-02

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The net increase in GIA is approximately 126sqm

Please note that any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

<https://pfi.exacom.co.uk/wokingham/cilforms.php>

Should you have any queries regarding CIL, please contact.

Developer.contributions@wokingham.gov.uk

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:	Yes
Recommendation:	Approve
Date:	9 June 2025
Earliest date for decision:	10 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10 June 2025