

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260433
Site Address:	90 Hearn Road, Woodley, Wokingham, RG5 3QQ
Expiry Date:	7 May 2026
Site Visit Date:	15 April 2026
Proposal: Householder application for proposed part single, part two-storey side extension, and a two-storey rear extension.	

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 CC04 – Sustainable Design and Construction CC07 – Parking
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 CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
070931	Proposed erection of one detached dwelling and garage plus alteration to existing access and creation of new access.	Refused 21/03/2007
150004	Full Application for the erection of 3no bedroom detached dwelling with associated parking and amenity space.	Refused 17/08/2015

161224	Full application for the erection of 3no bedroom attached dwelling with associated parking and amenity space.	Approved 11/07/2016
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CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a of a part single, part two storey side extension to provide a kitchen and dining room at ground floor level, and a bedroom and bathroom at first floor level. Plus, a two-storey rear extension to provide a staircase, and to extend the existing living room and bedroom on the ground floor and first floor respectively. Whilst a new staircase is proposed, the property will remain in its existing state being in use as a single dwellinghouse.

Concerns were initially raised by officers with the original submission as the two-storey side extension projected much further out at first floor level and projected significantly beyond the first-floor building line of no. 14 Knowle Road. As such, revised plans were submitted reducing the size of the extension at first floor level, so that now it only projects 0.5 metres beyond the first-floor building line of no. 14, and this is deemed as being acceptable.

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:**Side Extension:**

The Council's Borough Design Guide (BDG) states that "side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary". The proposed side extension is not set down or set back, it instead continues the existing built form of this row of terrace properties with a matching ridge height and front building line. In terms of distance to the boundary, the proposed side extension would be set approximately 1.1 metres from the boundary at ground floor level and 4.1 metres at first floor level. Whilst the proposal does not fully comply with guidance in the BDG, the continuation of built form is deemed as having an acceptable impact on the appearance of the host dwelling. Additionally, the first floor building line only projects approximately 0.5 metres forward of the building line of no. 14 Knowle Road, and as such it is deemed that the proposed side extension poses no harm to the character of the area.

Rear Extension:

The proposed two storey rear extension would extend 2.6 metres from the rear of the dwelling, and this would be aligned with the existing single storey projection of the existing kitchen. In terms of separation to the boundary, the rear extension is set 2.7 metres from the boundary with no. 88, and the ridge height of the rear extension is also set down by 0.2 metres from the ridge height of the main dwelling. Whilst the two-storey rear extension would be visible from the public domain, it is deemed that it would have an acceptable impact on the appearance of the dwelling and wider character of the area.

Neighbouring Amenity:**Side Extension:**

As the host dwelling is sited on a corner plot, the side extension would have no negative impacts on neighbouring amenity in terms of overbearing or loss of light. With regards to overlooking, windows are proposed on the front, side and rear elevations, but given the distance to neighbouring properties, it is not deemed that these windows would introduce any significant overlooking concerns.

Rear Extension:

In terms of overbearing and loss of light, the proposed two storey rear extension is set 2.7 metres from the boundary with no. 88 and as such, no concerns are raised on these grounds. In terms of separation distances to maintain privacy, the Council's Borough Design Guide (BDG) advocates for a back to flank separation distance of 12 metres. With the introduction of the rear extension, the separation distance from the host dwelling to no. 14 Knowle Road would be reduced to 11 metres. However, in this instance, given the location of the existing outbuilding at no. 14, which largely obscures views across the private rear amenity space, and combined with the fact that no. 14 has a spacious rear garden, it is not deemed that the proposed rear extension would introduce a significant level of overlooking that would warrant refusal of the application. Overall, the proposed extension poses no significant harm to neighbouring amenities.

Residential Amenity Space:

The Council's Borough Design Guide advocated for a minimum garden length of 11 metres. Following the introduction of the rear extension, the garden depth would be reduced to approximately 6 metres. However, considering that the plot is approximately

13.1 metres wide, it is deemed that there would be an appropriately sized garden to serve the dwelling for both current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	15 June 2026
Earliest date for decision:	9 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	16/06/26

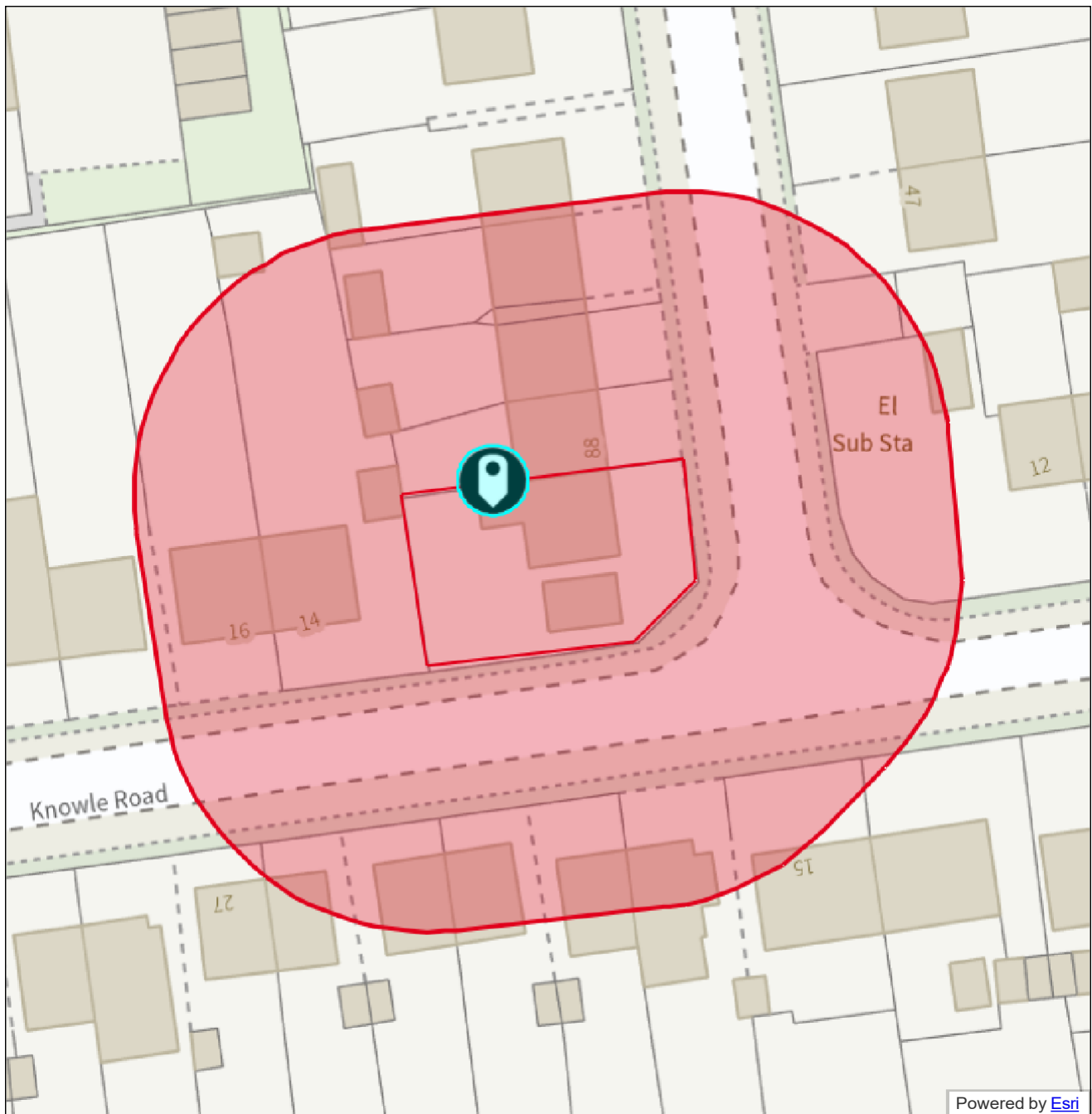
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 2,835.73 m²

Date: Tue Mar 17 2026 20:50:50 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: 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

Wokingham Borough Council Owned Land | Total count: 2

#	Address	Tenure	Title_no
1	land being part of a Housing Estate at Drovers Way, Woodley	Absolute Freehold Estate in Land	BK403783
2	land being part of a Housing Estate at Drovers Way, Woodley	Absolute Freehold Estate in Land	BK403783

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	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=&location=479921,172819%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	South Lake Ward	0 m

Parishes | Total count: 1

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