

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260787
Site Address:	6 Frimley Close, Woodley, Wokingham, RG5 3AU
Expiry Date:	26 May 2026
Site Visit Date:	8 May 2026
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley
Bat Roost Habitat Suitability

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
260788	Application for a certificate of lawfulness for the proposed erection of a hip-to-gable roof extension and installation of rooflights and a rear dormer to facilitate conversion of the loft to habitable space.	Approve 11th May 2026

112161	Proposed erection of a two-storey side extension to dwelling.	Approve 19th April 2011
101314	Proposed erection of two storey and single storey side extension to replace existing attached garage.	Approve 12th October 2010
102386	Proposed erection of single storey and part two storey side extensions to dwelling.	Refuse 27th May 2010

CONSULTATION RESPONSES

Internal

WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections but they note resident concerns regarding any potential development damaging the TPO tree on the property. The Committee ask that this be considered when determining the application. <i><u>Officer comment:</u> There are no TPOs on the site.</i>
Ward Member(s)	No comments received
Neighbours	4 objections received on the following grounds: 1. Prior to construction, neighbours request an arboricultural survey to assess root protection and stability of an existing tree shown as T1 on the site plan. <i><u>Officer comment:</u> Policy CC03 of the Local Plan states that development proposals should aim to protect and retain existing trees, hedges and landscape features. However, the tree T1 is not protected by a Tree Protection Order. Also, although it is partially visible above the roof when viewed from the public realm in Frimley Close, being at the rear of the application site, it does not have a significant impact on the immediate street scene or character of the wider area. Therefore, it would not be reasonable to condition an Arboricultural Impact Assessment/Method Statement demonstrating compliance with BS5837:2012 should this application be approved.</i> • Neighbours concerned about the cumulative impact of application ref 260787 and ref 260788 on neighbour amenity and character of the area e.g. potential

	overlooking, overshadowing, noise, and overdevelopment. Concern that the dormer (260788) may proceed via permitted development without being considered alongside the rear single storey extension. <u>Officer comments:</u> <i>The impact of a development on neighbour amenity and character of the area is not a material consideration of an application for a Certificate of Lawful development (260788). Each planning application is assessed on its own merit and the impact of the proposed single storey rear extension in relation to character of the area and neighbour amenity is discussed in the main body of the report.</i>
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APPRAISAL

Site Description: A semi-detached dwelling with integral garage located within a cul de sac in the residential area of Woodley. The property benefits from an existing two storey side extension; and extant permission for the proposed erection of a hip-to-gable roof extension and installation of rooflights and a rear dormer to facilitate conversion of the loft to habitable space (not yet implemented).

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.

Proposal: Erection of a single storey rear extension. The single storey rear extension will have a flat roof and measure 3.2m in depth, 8.7m in width and 2.9m in height. It will have glazed doors and a window at the rear. There will be no side facing windows. The east facing wall will be adjacent to the side boundary with no. 5 Frimley Close. The west facing side wall will project approximately 2m beyond the rear wall of the existing 2 storey side extension and the separation distance with no. 7 side boundary will be approximately 3.5m. The separation distance with the rear boundary will be approximately 8-10m.

Procedural Matters

Revised proposed plans were received by the Council on 20th May 2026, and after

the consultation date had ended. However, the revised proposed plans represented a minor amendment to remove the proposed extension of the existing rear decking. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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.

The street scene is a cul-de-sac of eight 1950's semidetached properties of similar design. They have driveways for off street parking and boundaries are either open or have low brick walls. All properties have been extended over time. For example, nos 1, 2, 3, 5 and 8 Frimley Close have 2 storey side extensions and no 7 has a single storey side extension.

In this case, the rear single storey extension would not be visible from the public realm in Frimley Close and would not harm the character of the area.

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: There would be no side windows to the proposed single rear extension. The rear facing glazed doors and window do not overlook neighbouring habitable rooms but would be brought closer to the rear boundary with nos 25, 27 and 29 Elmwood Close by 3m and 1m respectively where the back-to-back separation distance would be approximately 20m which is 2m less than the minimum distance recommended in the Borough Design Guide (BDG). However, T1 and the adjacent conifer hedge which is approximately 4m in height would provide screening from the rear habitable rooms and there would not be a significant increase in overlooking.

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. There would be no additional overshadowing of habitable rooms at no. 7 Frimley Close. In relation to the nearest habitable room at no. 5 Frimley Close, Figures 1 and 2 show that the horizontal 45-degree angle test is marginally breached and the vertical 45-degree angle test is complied with. Therefore, there would be no significant loss of light to no. 5. Furthermore, the gardens are south facing and would continue to receive sunlight for most of the day.

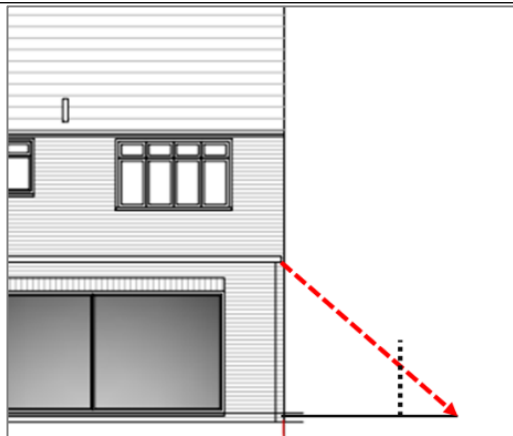


Figure 1 Vertical 45-degree angle test

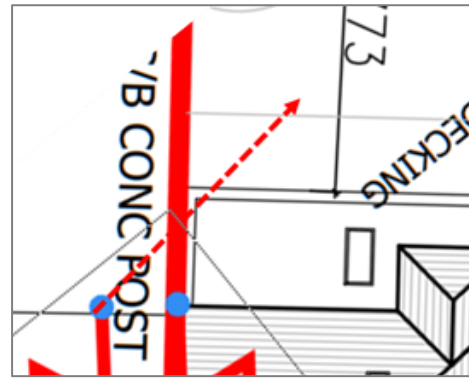


Figure 2 Horizontal 45-degree angle

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the rear extension would project approximately 3.2m from the original rear wall and the maximum height would be 3m close to the side boundary with no. 5 Frimley Close. Therefore, the height and bulk of the dwelling will not significantly harm the neighbouring occupiers.

Overall, the proposal would not fully comply with Policy CP3 of the Core Strategy regarding neighbour amenity because the back-to-back separation distance with no's 25, 27 and 29 Elmwood Close would be approximately 20m and 2m less than what is recommended in the BDG. However, the rear extension is single storey and would be screened from the neighbouring habitable rooms by T1 and the rear boundary hedge. Therefore, it would not be reasonable to refuse the application on this basis, given its compliance with policy in all other matters.

Certificate of Lawful Development application (260788):

As indicated above every planning application is assessed on its own merits and the live certificate of lawful development application (260788) is required to be assessed against permitted development rights, not in terms of any potential impacts on character or residential amenity etc. Regardless, it is considered that the cumulative impact of both schemes (if they were to be both approved and implemented) would not give rise to any significant harm in respect of the material planning considerations discussed above.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The applicant does not propose to increase the numbers of habitable. The proposed driveway has sufficient space to accommodate three cars, which is acceptable.

Ecology: The application site is designated as a suitable habitat for bat roosting. The proposed development does not involve alterations to the main roof and so a Bat Survey is not required in this instance.

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:	Yes
Recommendation:	Approve
Date:	20 May 2026
Earliest date for decision:	24 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	20/05/26