

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251456
Site Address:	81 Woodward Close, Winnersh, Wokingham, RG41 5UU
Expiry Date:	5 December 2025
Site Visit Date:	9 October 2025
Proposal: Householder application for the proposed erection of a first-floor extension over the existing garage with a pitched roof to match the main dwelling, including associated alterations to fenestration.	

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
040664	Application for a certificate of proposed lawful development for the erection of a conservatory.	Approved 24/02/04

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council: No observations
Ward Member(s)	No comments received
Neighbours	82 Woodward Close (4 objections from the same household): Object on the basis of loss of light, overbearing impact, and loss of privacy.

	Officer response: Addressed in officer report.
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APPRAISAL

Site Description: Two storey detached dwelling.

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 first-floor front extension would be development over the garage and no project forward of the established building line. The extension would be set down from the main dwellings ridge height and would appear a subservient feature to the main dwelling. Due to its modest design, form and scale as well as the roof form is in keeping with the characteristics of the area this aspect of the proposal would be considered acceptable.

Furthermore, as stated in the section 23 of BDG *“the roof form of the extension should take it’s form from the main building”*. The proposed roof form would be coherent that responds to the original building given it would keep the same roof form of the existing garage, thus complying with the BDG.

Whilst there are no other examples of development onto top of the garage. Due to its modest design, form and scale as well as the roof form is in keeping with the characteristics of the area this aspect of the proposal would be considered acceptable. Furthermore, it reflects the first-floor building line of no.81. Therefore, it would not harm the street scene.

The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the windows would be similar to the existing in size and proportions of current windows along Woodward Close, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The introduction of the rooflights are minor additions which would not harm the street scene and already rooflights along the street scene including no.82, 95 and 97.

The proposed materials are to match the existing, thus in keeping with the current

characteristics of the dwelling.

Neighbouring Amenity:

Overlooking/loss of privacy: In the Borough Design Guide, the minimum front to front separation distance is 10m in order to maintain privacy and sense of enclosure.

The distance from the front of garage to front of 96 Woodward Close would be over 16m, thus the first-floor window in the front elevation would comply with 10m separation distance set out in the BDG.

The first floor side windows and roof lights would be over 19m from the 99 Woodward Close, thus no overlooking concerns given the significant separation distance.

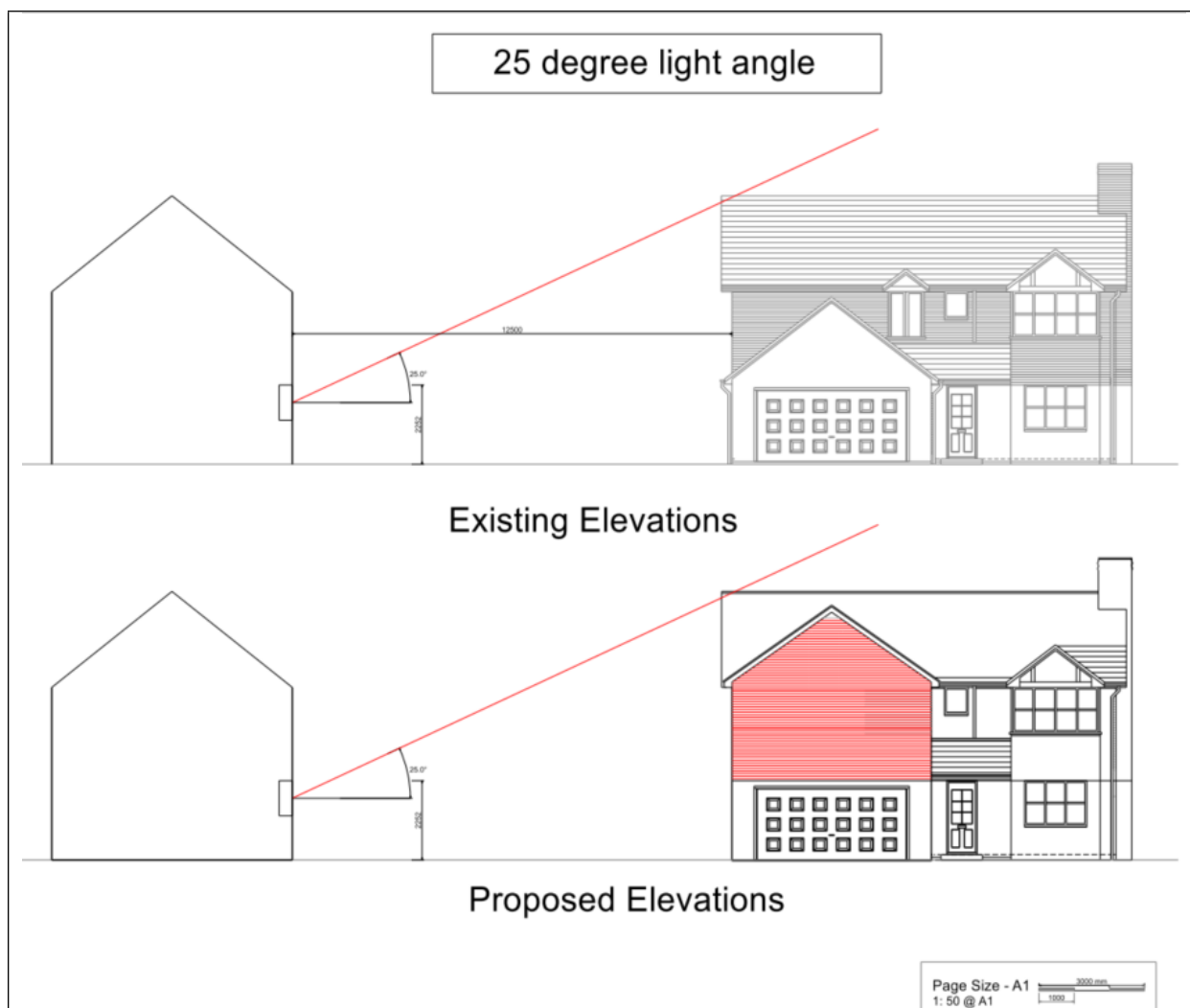
The BDG states the minimum flank to back separation distance is 12m to maintain privacy and limit sense of enclosure. The separation distance of the 2 rooflights on the flank of 81 Woodward Close to the back of 82 Woodward Close would be approx. 12.20m, thus complying with the BDG and no harm.

The first floor en-suite window facing no.81 would be conditioned obscured glazed, thus no overlooking concerns.

Loss of Light: The 25-degree test provides a simple method of considering the impact of design on windows in neighbouring properties which face the proposed development.

The 25-degree test is applied by drawing a line from the centre of the principal window of habitable rooms on the ground floor.

As shown below, the proposal (in red) would not breach the 25° line and no.82 would still have adequate access to natural light. Furthermore, given the separation distance from flank to back is over 12m and given the roof slopes away from the adjacent boundary, it's considered the proposal would not result in significant loss of light.



Overbearing: The BDG states the flank to boundary separation distance is 1m. The separation distance of the flank wall of no.81 to rear boundary of no.82 is approx. 1.10m. Also, the proposal would be approx. 12.20m from the rear of 82 Woodward Close, which complies with the BDG. The proposed first floor above the garage would follow the existing building line of the existing property therefore posing no significant harm with regards to overbearing. Given the size of the plot and the siting of the dwelling within it resulting in sufficient separation distances to neighbouring property it would not result in harmful overbearing concerns.

Highway Access and Parking Provision: The applicant proposes to increase the numbers of habitable rooms from 7 to 8. As both the existing and proposed garages count provide a single bay garage parking, there will be no gain or loss of garage parking space.

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 WBC minimum sizes of a single garage for parking are 6m x 3m.

While it is not clearly indicated, the existing driveway width is comparable to the garage width. The retainment of existing driveway, therefore, can accommodate two

parking spaces. The applicant is expected to utilise the proposed garage for parking.

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

The council highway officer has recommended a condition for garage to be retained for parking, however given the site would have sufficient parking space, such condition would seem excessive.

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 December 2025
Earliest date for decision:	29 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	5 December 2025

PLANNING CONSTRAINTS/STATUS
Insert where relevant