

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251683
Site Address:	190 Hurricane Way, Woodley, Wokingham, RG5 4UH
Expiry Date:	29 October 2025
Site Visit Date:	9 October 2025
Proposal: Householder application for the proposed erection of a single storey side extension, two storey rear extension and garage conversion.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
060075	Proposed single storey rear extension to dwelling and loft conversion with 3 rear dormers and velux window in front elevation.	Refused: May 2006
052732	Proposed installation of 2 satellite dishes on dwelling. Retrospective.	Approved: February 2006

CONSULTATION RESPONSES

Internal
WBC Highways – Request further information WBC CIL – No comments WBC Ecology – No objection
External
None

REPRESENTATIONS

Woodley Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One letter received stating that discussions have taken place regarding a party wall agreement

APPRAISAL

Context: The application site is located within a residential setting of Woodley. This application seeks planning permission for the erection of a two-storey rear extension, single storey link extension, and conversion of the existing garage.

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 most visually prominent aspect of the proposal is the two-storey rear extension. At first-floor level, the design incorporates gable features that complements both the existing dwelling and the character of surrounding development. Although the extension introduces relatively large volume to the rear, its overall impact on the street scene would be limited, largely due to the screening provided by mature trees along the Marathon Close boundary.

The single-storey side extension is intended to create a physical link between the main house and the existing detached garage. This element would be modest in scale and clearly subordinate to the main dwelling, and as such, would not raise any concerns in terms of character or visual impact.

The garage conversion would involve the removal of the existing garage door and the insertion of three windows. This minor alteration would not result in any undue harm to the overall appearance of the site or the surrounding street scene.

In summary, the proposal would result in an acceptable visual impact and would be in accordance with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Although the proposed development is situated in close proximity to No. 7 Marathon Close, the presence of the neighbouring property's garage effectively separates the rear extension from the main habitable rooms and windows of the adjacent dwelling. This separation significantly reduces any potential impact on the neighbouring occupants with regard to an overbearing or loss of light effect.

The rear-facing first-floor windows of the two-storey extension would offer only oblique views into adjacent rear gardens, thereby avoiding direct overlooking. Furthermore, the additional fenestration proposed as part of the development does not introduce any new opportunities for overlooking and is considered acceptable in terms of privacy.

Highway Access and Parking Provision: While the Highways Officer has raised concerns, it is considered that the proposed development provides adequate parking provision relative to the size of the dwelling. Additionally, there is scope for on-street parking within the wider estate, which further supports the acceptability of the proposal. Therefore, no objection is raised on these grounds.

Ecology: A preliminary bat roost assessment conducted to support this application has concluded that there is negligible potential for roosting bats within the property or garage, hence additional surveys are not required. An informative has been added to advise the applicants on how to proceed if any bats are encountered during the development.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	23 October 2025
Earliest date for decision:	24 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23 October 2025

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Woodley*
- *Bat Roost Habitat*