

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252024
Site Address:	92 Woosehill Lane, Wokingham, RG41 2TS
Expiry Date:	22 October 2025
Site Visit Date:	5 September 2025
Proposal: Householder application for the proposed single storey front extension, single storey side extension to include rooflights and single storey rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
241991	Householder application for the proposed erection of a single storey front/side extension and a single storey rear extension.	Approve 19/09/2024
162126	Householder application for the proposed erection of a single storey side and rear extension.	Approve 19/09/2016

CONSULTATION RESPONSES

Internal

WBC Highways - No objection
WBC Ecology- No objection but subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a two-storey; detached dwelling located west of Wokingham within a major development location.

The proposal seeks to construct a single storey front extension, single storey side extension to include rooflights and single storey rear extension.

This application follows previously approved and extant permission referenced 241991. The proposed side and rear elements remain identical; however, this proposal includes an infill front extension which 'squares' the front elevation to extend the playroom/hallway. No works referring to this application have started as application 252024 seeks to supersede them to create an expanded front extension.

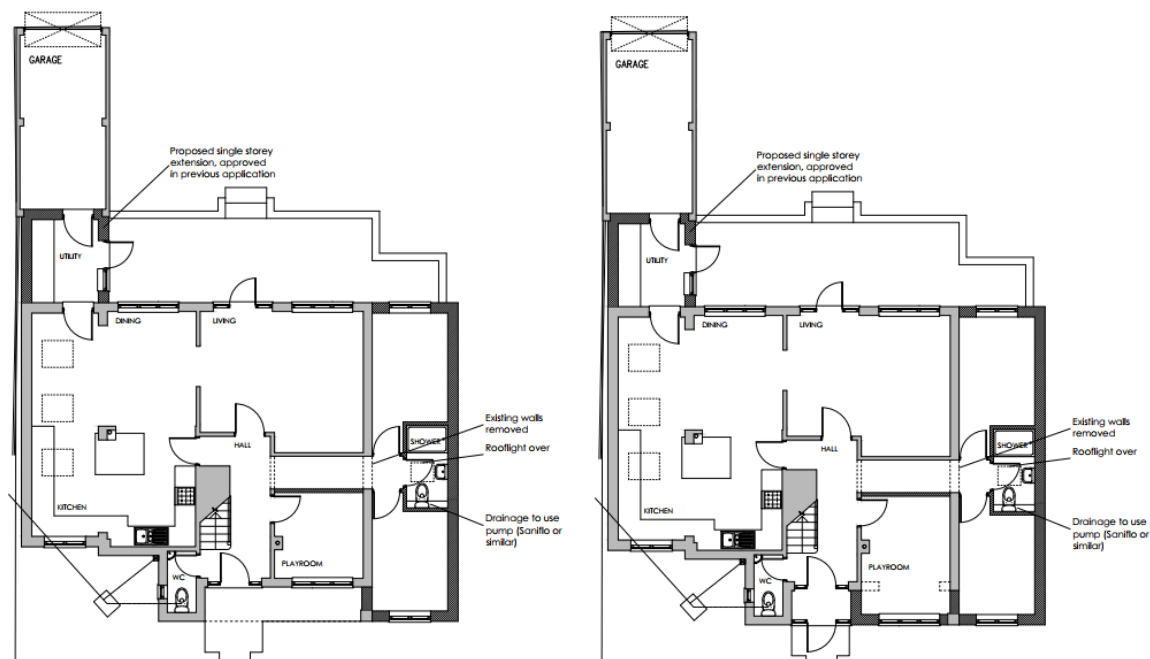


Figure 1: Approved floorplan within 241991 to the left, proposed within this submission to the right.

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 the settlement limits of Wokingham 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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The dwellings in the area are predominantly irregular in form and do not conform to strict building lines, though, the vernacular is similar. Numerous properties within Woosehill have already been granted planning permission for both side and front extensions which informs the character and appearance of the area. As such, the proposed extension is consistent with the existing character of the area and does not appear out of place.

The proposed front/side extension will infill the space between the main dwelling and the existing boundary wall, also extending the front of the property to enlarge the playroom. This area will include a new window and will create two rooms with a centrally located toilet and a rooflight.

At the rear, a new extension will form a utility room which is adjacent to the garage. This utility room will have multiple access points: a door leading into the garage, a door connecting from inside of the dwelling, and an external door providing external access as well as installing a small window serving to bring in natural light and ventilation, enhancing the room's functionality.

The proposed materials used in the extension would match the existing materials of the dwelling which includes, concrete roof tiles and brickwork. Existing parking will be retained in the garage. Parking will not be affected as the extension is to the front, side and rear side elevations, whereas parking for the property is located at the rear past their private amenity space.

Neighbouring Amenity:

Overlooking:

The front elevation has the addition of a window but due to the rotation of the dwelling it is not facing neighbouring properties' windows. There is also the installation of a door and window on the side elevation. Roof lights are proposed and since it is a single storey extension, this means that they do not face directly onto neighbouring private amenity areas. As such, no concerns are raised with respect to overlooking or loss of privacy.

Loss of Light and Overbearing:

The proposed extension to the front elevation on the east side has a width of 2.24 m and height of 2.31m and length of 9.26 m with an addition of a window on the front elevation.

The proposed rear extension of the dwelling continues from the existing extension and is positioned adjacent to the garage, creating a new utility room. The extension will be 2.37m in height and 2.56m in width and will include a new door and window. Due to its modest size and location, the proposal will not result in any overbearing impact or loss of light to neighbouring properties.

Highway Access and Parking Provision:

The proposed floorplan submitted indicates no change in the numbers of habitable rooms as per the approved application 241991 where the level of parking was considered acceptable.

Following consultation with WBC Highways, it was confirmed that the proposed extensions will not affect the existing driveway parking provision. It is therefore expected that there will be no additional demand for car parking, nor reduction in parking provision. No negative impacts on abilities for cycle storage are expected, which is acceptable.

Amenity Space:

The extension is approximately 33.5 sqm in total. Due to the limited scope of this extension, there would be minimal loss of amenity space. The residual garden space is in keeping with the Borough Design Guide (BDG) which states *“The Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable”*. After the extension the total length of the front (4.81m) and rear (12.11m) amenity space is approximately 16.92m meaning there will be sufficient space remaining in accordance with the BDG.

Flooding and Drainage:

The site is not located in a flood zone and is identified as being at low risk of surface water flooding. Therefore, no drainage conditions have been imposed.

Ecology:

The application site is in an area suitable for bat roosts as per WBC’s internal GIS mapping. Ecology recommends that the applicant is informed of the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 by an Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Conclusion:

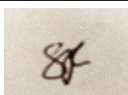
For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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, 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/No/Not required
Recommendation:	
Date:	24 September 2025
Earliest date for decision:	17 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10.10.25

PLANNING CONSTRAINTS/STATUS

Insert where relevant

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	WA872	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WB872	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	WB873	Ecology Officer, Green Infrastructure Team

#	FEATURE_TYPE	FEATURE_NAME
1	Local Wildlife Site	Woosehill Meadows

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay