

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251896
Site Address:	155 Old Woosehill Lane, Wokingham, Wokingham, RG41 3HR
Expiry Date:	1 October 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for proposed single storey front and rear extensions, alteration of the front entrance porch, proposed two storey side and first floor side extension following demolition of the existing garage, loft conversion into habitable accommodation with a rear flat roof dormer and insertion of 3 No. roof light windows to the existing front section of the main pitched roof, internal alterations and changes to the 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
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- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC CIL: CIL liable (see CIL section of report for more detail)

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey dwelling linked by single storey 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: R1 design principle within the Borough Design Guide states that *“residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing”*. The street scene in the surrounding area is varied in style and design of properties. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

R23 design principle within the Borough Design Guide states *“alterations or extensions should be clearly subservient to the form and scale or the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation”*. As the proposal is not overly excessive in size or built from and as the neighbouring properties in the surrounding area differ in size and appearance, there will be no unacceptable harmful impact on street scene and character. It is acknowledged there would be an increase in the visible scale of the dwelling, however this would not result in a development that is detrimentally out of character with the surrounding area, given there are many examples of different types and styles of development along Old Woosehill Lane and such development would not look out of place nor harm the street scene.

The Borough Design Guide states that *“porches should generally project less than 2m forward of the building line”*. The pitched roof front porch would project less than 2m forward of the building line, thus complying with the BDG. It would be considered a modest feature which would not harm the street scene.

The garage is being demolished to make way for two storey side and first floor side extension. The Borough Design Guide states *“side extensions should be set back*

from the building line by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary". The proposed two storey side and first floor side extension would be approx. 1m from the side boundary but not be set back from the building line and the roof line continuing, thus not entirely complying with the BDG.

Whilst continuing the ridge line of dwellings is discouraged, the extension is subservient to the host dwelling and would not adversely impact the character of the area. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. It would not appear out of place or unduly prominent as the resulting built form would be similar to the 149 Old Woosehill Lane. 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 first-floor side extension would keep and mirror the same pitched roof form of the main building. As a result, the proposal would not adversely impact the character of the area.

With regards to the projecting gable feature, the BDG states that *"front extensions are generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line"*. The projecting gable would be set back from the road by over 10m and would not project further than the varied building line along Old Woosehill Lane. The projecting gable would be set down from the main dwellings ridge height and would appear a subservient feature to the main dwelling. As a result of the varied character along the street, such feature would not harm the street scene so is considered acceptable.

The addition of the 3 rooflights on the front elevation are minor additions which would not harm the street scene.

Overall, a similar proposal has previously been approved at 149 Old Woosehill Lane (see figures below). It's clear the proposal has taken design inspiration from no.149 and therefore would not look out of place in the streetscene.



155 Old Woosehill Lane proposed front elevation



149 Old Woosehill Lane approved front elevation
(ref:120721)

The BDG states *"rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary"*. The single storey rear extension depth would be approx. 1.66m in depth, which complies with the BDG. The host property has a very spacious garden and there are similar sized extensions in the surrounding area. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host

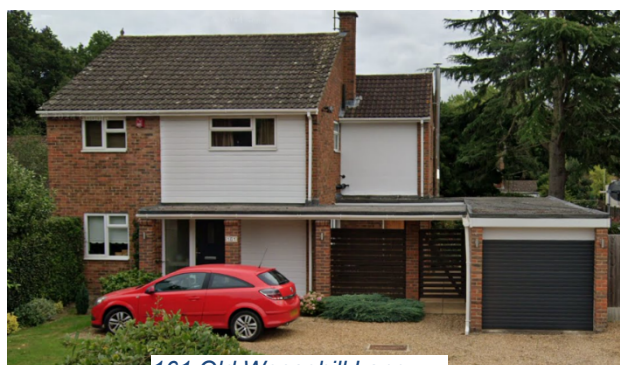
property or surrounding area.

The BDG states that *“loft conversion and dormer windows should not project above the existing ridge line”, “dormer windows should generally be positioned within the main roof, by being set back from both eaves lines and the sides of the roof” and “dormer windows should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions”*. The proposed loft conversion flat roof dormer to the rear does not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof as well as relating well to the existing building in terms of roof form, materials, positioning and window proportions. Therefore, complying with the BDG. The flat roofed dormer would be considered subservient addition and with it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposed materials would differ from the existing including grey windows and doors and off-white render or black cladding. No.167 has grey windows and doors and examples of white render such as at no.161 and no.167 with black cladding (see examples below). Therefore, given the varied characteristics along Old Woollahill Lane, the proposal would not adversely impact upon the street scene.



167 Old Woollahill Lane



161 Old Woollahill Lane

Neighbouring Amenity:

Overlooking: The new windows as part of side extension as well as rooflights for the loft conversion would overlook onto the road and be over 30m away from the property opposite no.180. Given the significant separation distance, it would not result in harmful overlooking.

The ground floor openings to the rear would be screened by the existing fence boundaries, therefore no overlooking concerns

Both first floor en-suite windows in the south side elevation and one dormer window for shower room to the rear and first floor bathroom window in the front elevation would be conditioned obscured glazed.

The rear element of the proposal includes adding a further first floor rear window and dormer window. Most rear gardens are overlooked at an oblique angle from the upper

floor windows in the neighbouring property. This is not different as a result of the side extension, loft conversion and dormer window. Thus, the addition would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The back-to-back separation distance from the rear of the site to the rear of 2 Westward Road is over 30m, which complies with BDG separation distance, thus no overlooking concerns.

Loss of Light: The side extension would project beyond the rear building line of no.153 by approx. 1.80m and the closest windows would be for the family room at ground floor level and bedroom at first floor level, both habitable rooms and it is acknowledged that the proposed two storey side extension could potentially result in these windows receiving less sunlight and daylight. However, the proposal would comply with the 45-degree rule for habitable windows and no breach will occur, therefore considered not result in harmful loss of light to no.153.

No.153 does have a first floor side window, but it's purpose is for a landing which is classed as a non-habitable room and therefore can not be considered.

Given the rear extension would only be single storey and project 1.66m further into the plot with it being adjacent to no.157 garage, it's considered not to result in loss of light to no.157.

Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The proposal will increase the numbers of habitable rooms from 8 to 9. Four driveway parking are proposed within the red line.

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 proposed parking can meet the council's parking requirement by utilising the existing dropped crossing, which is acceptable.

While the garage is removed, the proposed 1m wide direct access to the rear garden remains suitable for cycle storage.

Ecology: The submitted preliminary ecological appraisal states *"There are no visible features externally on the building which could be utilised by roosting bats or in which bats could access the building to roost and internally there are no potential roosting opportunities for bats. It is concluded that there is negligible potential for roosting bats within the property. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required".*

Therefore, the proposal would not have any harmful ecological impacts.

Amenity Space: The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

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.

This development will be liable for CIL based on the measurements taken from the following floorplans:

Drawing 22506-5 01

Please note that any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

<https://pfi.exacom.co.uk/wokingham/cilforms.php>

Please note that extension exemption is only available where the liable party owns and occupies the relevant dwelling.

Should you have any queries regarding CIL, please contact:
Developer.contributions@wokingham.gov.uk

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:	Not required
Recommendation:	Approve
Date:	29 September 2025
Earliest date for	29 August 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	29 September 2025