

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253096
Site Address:	62 Reading Road, Woodley, Wokingham, RG5 3DB
Expiry Date:	17 March 2026
Site Visit Date:	22 January 2026
Proposal: Full application for the demolition of the existing dwelling and no.2 outbuildings and the erection of a detached dwelling with one-bedroom ancillary carer accommodation.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging ER9 – Woodley town centre and Lower Earley district centre
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date

250200	Householder application for the proposed two storey front, side and rear extensions, including the erection of a 2 no. sky lights, single storey rear extension, along with a loft conversion to create habitable accommodation and changes to fenestration. Followed by the demolition of the existing garage.	Approved 29/07/2025
221557	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.	Approved 15/07/2022
211529	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.	Approved 13/07/2021

CONSULTATION RESPONSES

Internal

WBC Drainage - No comments received.
WBC Highways – No objection.
WBC Landscape and Trees – No comments received.
WBC CIL – CIL liable.
WBC Ecology - No comments received.
WBC Waste Services - No comments received.
WBC Cleaner and Greener - No comments received.
WBC Green Infrastructure – No objection.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the eastern side of Reading Road, Woodley. The road comprises of bungalows, chalet-style bungalows, semi-detached and detached dwellings located along a linear building line. Properties range in age, style, form and design, such that there is no uniform character to the properties along the road.

Typical materials include render, brick, pebble dash, hung tiles and brick and timber detailing.

Proposal:

This application seeks approval for the demolition of the existing dwelling, detached double garage and outbuilding and the erection of one four-bedroom detached property with one-bedroom, en-suite bathroom and living accommodation for an on-site carer.

This submission follows applications 211529 and 221557, which permitted the subdivision of the site and the erection of a new dwellinghouse in the approximate position of the existing detached double garage. Both applications were approved.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Policy CP2 ensures that new development contributes to the provision of sustainable and inclusive communities and that planning permission will be granted for proposal that address the requirements of people with special needs, including those with a physical, sensory or learning disability or problems accessing services. The development proposed would create wheelchair access, plus specialised facilities such as a lift, sensory and therapy room for a family member ensuring they can live at home alongside their family whilst having the 24/7 care they require. This demonstrates creating a new property that would meet the housing requirement for a person with specific needs and is therefore compliant in principle with CS Policy CP2.

Character of the Area:**Siting and Scale**

Policy CP3 of the CS 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.

Properties along Reading Road vary in age, architectural style and boast a variety of material palettes with no single prevailing character which contributes to a diverse street scape. While many of the older period properties are constructed from traditional brick, sash windows and pitched roofs, there have been numerous later additions to the road which include mid-twentieth century housing and more recent renovations and alterations.

The existing detached dwelling and detached double garage would be removed to facilitate the erection of a larger four-bedroom detached dwelling with integral living accommodation for an on-site carer.

The existing dwelling was constructed during the early 20th century and is relatively modest in proportion and appearance. In its existing form, the dwelling holds moderate architectural merit with its symmetrical box bay windows and four chimney stacks and makes a modest contribution to the character and appearance of the surrounding area.

While the road boasts a range of property types, there is consistency with the established building line along the eastern side of the road. Properties are generally set back from the road behind driveways and a range of front boundary treatments. While many of the surrounding properties display more conventional forms and roof profiles, there is a degree of variation in layout and appearance, such that the area cannot be described as architecturally uniform.

The proposed dwelling would be a contemporary neo-Georgian design style with Georgian influences such as a symmetrical front elevation, large, evenly spaced windows and a brick façade with formal proportions. The more traditional features are combined with more contemporary architectural features such as anthracite aluminium windows and clean, simplified detailing rather than ornate period decoration. While it is recognised that the proposed dwelling would be approximately 1.4m taller than the existing dwelling, the proposed design style would be sufficiently in-keeping with other properties along the road which boast hipped roof forms and gables sited centrally within the principal elevation. R9 of the BDG states that the heights of residential buildings should 'respond to the prevailing heights and degree of variation in height in the local context'. The two adjoining neighbours both have hipped roof forms which would relate well to the proposed roof form of the new dwelling. In addition, the increase in roof height would respond sympathetically to the variation in height of properties within the local context and would not encroach the established roofline of houses along the road. Therefore, the proposed roof design would not appear obtrusive or have an adverse impact on the character of the proposed dwelling or surrounding area.

The proposed replacement dwelling would retain the same building line as the existing dwelling which aligns with the established building line of neighbouring properties. The proposed arrangement of built form allows the development to respond positively and sensitively to the site's wide plot by moving the development in from the side boundaries by 2.5m. This provides a more discreet form of development that is less dominant and responds to its surroundings.

In terms of scale, the proposed dwelling would result in an increase in overall footprint, scale and built volume when compared to the existing dwelling. However, the acceptability of such an increase must be considered in context. As stated above, the plot is notably wider than the majority of surrounding residential plots. The proposed dwelling would be proportionate to and sit comfortably within the generous curtilage, retaining appropriate separate distances to site boundaries and neighbouring properties. The increased footprint would not result in overdevelopment of the site, nor would it appear cramped or incongruous within its setting. In summary, the proposed dwelling would read as a high-quality, well-designed dwelling that would contribute to the varied street scape.

Inclusive design:

Core Policy CP2 of the Wokingham Borough Council Core Strategy seeks to promote inclusive, safe and accessible communities. The policy supports development that

contributes towards meeting the needs of all sections of the community, including older people and those with disabilities, and encourages inclusive design principles to be embedded within proposals.

The proposed replacement dwelling has been specifically designed to incorporate a range of inclusive and accessible features that go beyond standard residential provision. These include the installation of a lift providing stair-free access between floors, a dedicated therapy room, internal layout arrangements that facilitate ease of movement and long-term adaptability. Also included is the provision of a carer's bedroom and associated accommodation to enable on-site care.

These elements demonstrate that the dwelling has been purposefully designed to incorporate a range of inclusive and accessible features. While the dwelling would be larger than the existing property, the increased scale is directly related to facilitating these inclusive design measures. The additional floorspace is not solely for general residential expansion but is required to accommodate specialist rooms and circulation space necessary to deliver a genuinely accessible accommodation.

The proposal therefore delivers a clear social benefit by enabling supported living within the settlement, consistent with national and local planning objectives; CS Policy CP2 and CP3, to promote inclusive and sustainable communities.

By virtue of the facilities contained within the carer accommodation, it will be necessary to condition that the accommodation remains ancillary to the host dwelling and is not sold-off or sub-let as a separate dwelling.

Neighbouring Amenity:

Overlooking:

As existing, the host dwelling benefits from two loft rooms with rooflights in the rear elevation of the main roof. The replacement dwelling would also benefit from a loft room with rooflights. The proposed front and rear facing rooflights, and front and rear first-floor windows would hold views similar to the existing fenestration. Therefore, the proposed fenestration would not result in any detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable. It is normally accepted that some overlooking of gardens by neighbours is inevitable in most medium to high density situations.

There is one first-floor window proposed in the southern flank elevation to serve a bedroom. The adjoining property to the south (no. 56) also has one side facing bedroom window at first-floor level within its corresponding flank elevation. The neighbouring window is not the principal window as it also benefits from a front facing window. While page 56 of the BDG discourages first-floor windows to side walls, as evidenced at no. 56, side facing windows are already an established feature of the road. However, the primary consideration is whether the introduction of the window would give rise to unacceptable overlooking.

The proposed window would be positioned 2.5m from the shared boundary and would be set back from the neighbouring side-facing window, thereby avoiding a direct and opposing relationship. This staggered arrangement reduces the potential for direct

visibility between the habitable rooms. While some oblique views may be possible at angles, these would not be materially different from the existing mutual relationship created by the neighbour's own side-facing window. The proposal would not introduce a new form of overlooking that is uncharacteristic of the established built relationship between the two properties. Given the outlook from the proposed window would predominantly be towards a blank section of neighbouring wall, the opportunity for meaningful overlooking is materially limited.

Loss of Light & Overbearing:

The proposed replacement dwelling would comprise a dwelling that would be larger in footprint and scale. A Daylight & Sunlight Study (Fortress Assessments, M Nagani) was submitted to support the application.

The windows facing the host dwelling were tested to check a minimum of 27% Vertical Sky Component (VSC) would be available following the construction of the proposed development. If the windows achieved a minimum value of 27% VCS, no further testing would be required. The report uses a traffic light system to provide a visual guide to compliance with the BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (third edition, 2022).

The results show all neighbouring windows colour coded green which means they were found to be compliant with the BRE guidelines:



Figure 1: Taken from p8 of the Daylight & Sunlight Study.



Figure 2: Taken from p7 of the Daylight & Sunlight Study.

The study concludes that the planned development would not reduce the VSC, rather, would exceed the 27% minimum required by BRE guidelines and therefore, would not adversely impact the available daylight conditions for nos. 56 and 64 Reading Road according to the 3D model analysis.

In terms of overbearing impact, it is acknowledged that the proposed replacement dwelling would extend further to the rear than the immediate neighbouring properties on either side. However, a greater projection does not automatically equate to unacceptable harm. The acceptability of the proposal must be assessed having regard to separation distances, siting within the plot, height, roof form and the relationship with neighbouring properties.

Page 56 of the BDG states that 'A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width'. The proposed dwelling would be set in from both side boundaries by approximately 2.5m. This generous offset helps reduce any sense of enclosure and overbearing when viewed from neighbouring properties. The proposed hipped roof design is also an important mitigating feature of the scheme. Unlike a pitched roof form which would present a full-height vertical flank elevation, the hipped roof slopes away from the neighbouring properties and lessens the perceived bulk and massing when viewed from neighbouring gardens and rear fenestration.

In conclusion, the combination of the 2.5m separation distances from side boundaries and roof articulation ensures that the proposal would not give rise to any unacceptable overbearing impact or harm to neighbouring residential amenity.

Highway Access and Parking Provision:

As the proposal is for a replacement dwelling in settlement limits, the council's Highways officer raises no objection to the proposal in sustainability terms. A dwelling of the scale proposed in this location would require the provision of three on-site parking spaces. The officer commented that the existing driveway has sufficient space to accommodate at least three vehicles. The officer commented:

"The proposals includes the net loss of a garage, however given the space within the driveway this is not considered an issue."

Cycle Parking

Direct access to the rear garden is shown on drawing 'D&PM 4064 / 03 (Rev. A)'. This is considered acceptable in terms of cycle parking.

Waste Management

A bin location is shown in drawing 'D&PM 4064 / 03 (Rev. A)'. The location of the waste bins is considered acceptable. It is assumed that the proposed dwelling is to follow the existing waste management procedures which is considered acceptable".

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. Once constructed, a garden depth of more than 35m would be retained in a rectangular form. The remaining garden is considered acceptable to serve the proposed development.

Flooding and Drainage:

The application site is located in flood zone 1 and a low to medium risk of surface water flooding. As the proposed development would increase the coverage of impermeable surfaces across the site, it is necessary and relevant that a condition is attached to any approval to secure drainage details prior to the commencement of development.

Landscape and Trees:

Landscaped front gardens and front boundary treatments supplemented with planting are common along Reading Road. There are no changes proposed to the existing access and driveway that boasts an established hedgerow along the front boundary. Retaining the existing hedging would be welcomed as the vegetation helps soften the surrounding urban form. In addition, the council's Green Infrastructure team commented on the proposal and specifically referenced the benefit of the tall, dense vegetative screening between the application site and neighbouring green space.

Although there are no protected trees on site, it is considered reasonable and necessary to condition the protection of trees, shrubs and hedges growing on or adjacent to the site in order to preserve the green qualities that contribute to the character of this part of the settlement. In addition, the front boundary planting provides effective natural screening which assists in mitigating the visual impact of the proposed larger dwelling.

Ecology:

The application site is in an area suitable for bat roosts. 'Preliminary Ecological Appraisal and Roost Assessment' (Arbtech, February 2025) was submitted to support the application which recommended that one bat emergence survey was required on B1 (main dwelling) during the active bat season. Birds were also considered as part of the report. The ecologist commented "*The proposed development with removal of the western hedgerow could result in the destruction or the disturbance and subsequent abandonment of active bird nests... Any building or vegetation removal should be undertaken outside the period 1st March to 31st August*". Therefore, it would be relevant and reasonable to condition the time period when building and vegetation removal can be carried out.

A further bat survey was carried out; 'Bat Emergence and R-Entry Surveys' (Arbtech, July 2025). The ecologist concluded that in general, there was moderate bat activity on site and five species were detected. As there is a confirmed roost present, there will be impacts on bats during the proposed development works. Therefore, it is necessary and reasonable to condition the 'Recommendations' section of the emergence survey to ensure the protected species are protected during construction and throughout the lifetime of the development.

Other:

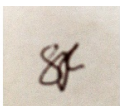
For the reasons set out in this report and subject to conditions, the proposal is acceptable in principle as it complies with the NPPF, local policy and guidance and is recommended for approval.

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:	Yes
Recommendation:	Approve
Date:	27 February 2026
Earliest date for decision:	10 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	12.3.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

**Bat Roost Habitat Suitability
Landscape Character Assessment 2019 - Woodley-Earley Settled and Farmed
Clay
Bulmershe & Coronation Ward
Woodley Parish**