

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251794
Site Address:	17 Duffield Road, Woodley, Wokingham, RG5 4RL
Expiry Date:	19 September 2025
Site Visit Date:	5 August 2025
Proposal: Householder application for the proposed erection of a single storey flat roof rear extension with skylights following demolition of existing conservatory plus changes to fenestration following part conversion of existing garage to create habitable accommodation.	

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 Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
981597	Proposed Replacement Of Existing Garage Roof (Retrospective)	Approve 12/01/1999

CONSULTATION RESPONSES

Internal
WBC Highways: No objection
External
None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council: No objection
---------------------	------------------------------------

Ward Member(s)	No comments received
Neighbours	No comments received

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 single storey rear extension would be approx. 4.20m in length which would exceed the recommended 4m depth for extensions advocated within the Borough Design Guide. However, the single storey rear extension would have a very similar view as the existing conservatory, so it is not going to have a significant harmful impact. The host property has a very spacious garden to accommodate such sized extension. 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 partial garage conversion would keep the double doors to the front so no external change from the public viewpoint. The openings as part of the partial garage conversion are located to the rear and side, thus no not visible from the public realm.

Neighbouring Amenity:

Overlooking: At current, a conservatory is located at the rear of the property in the back garden. The single storey rear extension would have a very similar outlook, so it is not going to have a significant harmful impact in terms of potential privacy issues or overlooking concerns.

The openings of the garage conversion would be screened by the existing boundary treatments thus, no overlooking.

The first floor en-suite and bathroom window and dormer window on the rear elevation will be conditioned obscured glazed.

Overbearing/loss of light: The single storey rear extension height would be marginally taller than the existing garage but given the garage would screen the extension and set off from the boundary of no.15 there are no concerns. The hedging along the

south-west elevation boundary is mature and established of significant height which acts as natural screening.

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, thus not considered to be overbearing or loss of light.



Highway Access and Parking Provision: The total numbers of habitable rooms will remain unchanged, and the existing driveway will be retained. The existing garage will be shortened from 20.2m to 18.45m, which remains the same capacity for parking three cars.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	Not required
Recommendation:	Approve
Date:	29 August 2025
Earliest date for decision:	19 August 2025

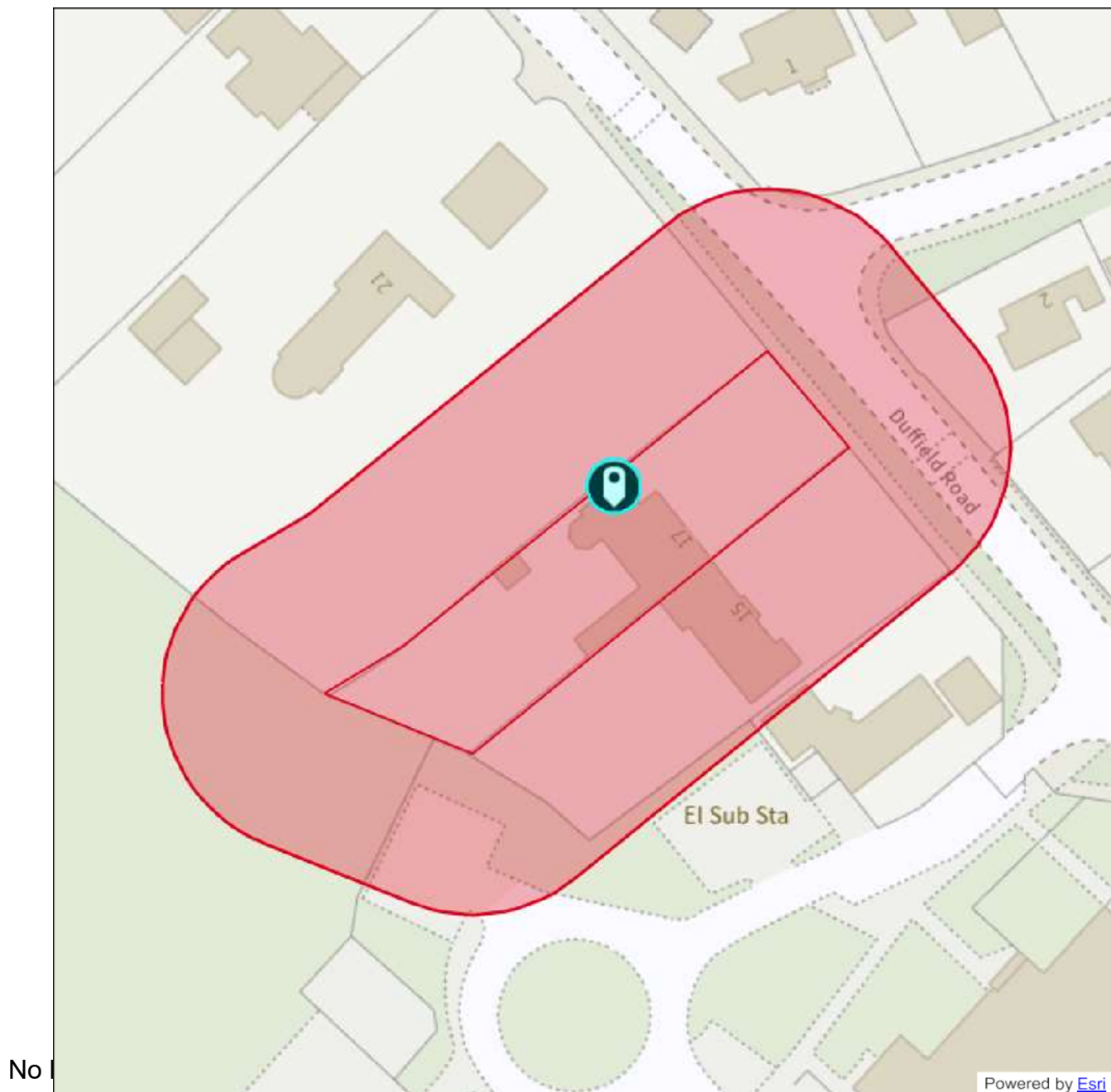
Recommendation agreed by: (Authorised Officer)	
Date:	29/08/25

PLANNING CONSTRAINTS/STATUS

Area of Interest (AOI) Information

Area: 5,568.87m2

Date: Tue Jul 29 2025



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Major Nuclear Sites Consultation Zone| Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Wokingham Borough Council Owned Land | Total count: 2

#	Address	Tenure	Title_no
1	land lying to the South West of Duffield Road, Woodley, Reading	Absolute Freehold Estate in Land	BK240086
2	the South West side of Duffield Road Woodley	Absolute Freehold Estate in Land	BK104729

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322352-es=&location=478529,174908%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Bulmershe & Coronation Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Woodley CP	0 m