

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250759
Site Address:	45 South Lake Crescent, Woodley, Wokingham, RG5 3QJ
Expiry Date:	30 May 2025
Site Visit Date:	12 May 2025
Proposal: Householder application for the proposed erection of a single storey side extension following demolition of the existing single storey side extension, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
411/48	Layout and Semi-Detached House	Approve 14 th December 1948

CONSULTATION RESPONSES

Internal

WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site is a semi-detached dwelling in the residential area of Woodley.

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.

Proposal:

The erection of a single storey side extension following demolition of the existing single storey side extension, plus changes to fenestration. The side extension will measure 3m in width, 9m in length and be 3m in height. It will have one roof lantern, and a window on the front, side and rear elevation. 2 no. large patio doors at the rear of the existing dwelling will replace double doors and 1 no. window.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.

- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The proposal will be single storey and have a flat roof. The front elevation will be in line with the principle elevation and will be 1.35m from the side boundary. It will not significantly impact the rhythm of buildings and gaps between dwellings along the street frontages because it will occupy the same footprint as existing and be 0.4m taller with a flat roof.

Overall, the proposal would comply with Policies CP1 & CP3 in relation to character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: The side wall will have one window that replaces an existing window in the same location and faces onto a wall approximately 2m in height. Therefore, there are no concerns related to overlooking.

Loss of Light: The rear wall of the single storey extension would extend beyond the rear wall of the immediate neighbour at no. 46 by less than 1m. In addition, the separation distance is approximately 6m due to an alleyway between the properties. Therefore, there would be no significant loss of light.

Overbearing: The proposal will extend 1.5m beyond the wall of the original dwelling house, have a flat roof and be single storey. It will be located 1.5m from the side boundary that faces onto an alleyway. Therefore, there are no concerns related to overbearing.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

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:	23 May 2025
Earliest date for decision:	20 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23/05/25