

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251075
Site Address:	273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL
Expiry Date:	24 September 2025
Site Visit Date:	23 September 2025
Proposal: Householder application for the proposed 2no. dropped kerbs.	

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 CP6 – Managing Travel Demand 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 CC06 – Noise CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
251900	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.98m and the height of the eaves 2.55m.	PANR: September 2025
251007	Certificate of lawfulness for the proposed hip to gable roof conversion with rear dormer.	Approved: June 2025
251015	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.98m and the height of the eaves 2.55m.	Refused: June 2025

CONSULTATION RESPONSES

Internal
WBC Highways – No objection

External
None

REPRESENTATIONS	
Woodley Town Council	No objection
Ward Member(s)	No comments received
Neighbours	4 letters received from neighbouring residents, objecting to the development on the following grounds: • Highway & Public Safety. • Would Increase Congestion Issues. • Increase Noise Pollution. • Excessive Parking. • Could Lead to a Business Use at the Site. • Negative Impact on Neighbouring Amenities. • In Combination with Recent Applications at the Site, Would Result in Overdevelopment.

APPRAISAL
Site Description: The application site is occupied by an early 20th century two storey semi-detached dwelling, located within the settlement of Woodley. The site sits on a prominent corner plot at the junction of Loddon Bridge Road and Cobham Road, and the rear garden runs in parallel to a green verge and a mature hedgerow fronting Cobham Road, which fall outside of the residential plot. The site's northern boundary is set back from the footpath by approximately 1.7-2.3m. The existing dwelling benefits from previous single storey additions and a deep rear garden. Proposed Development: This application seeks planning permission for the installation of 2no. dropped kerbs along the northern boundary of the site, which would facilitate new accesses onto Cobham Road. The first of these would be located to the front of the property, onto the existing front driveway, while the other would be located further towards the rear of the site, where there is also an intention to create an additional two parking spaces through surfacing works. Consultation: The LPA have been dealing with concerns raised from local residents regarding the consultation process that has taken place on this application. It should be noted that the application was originally made valid on 7th May 2025, and neighbours were given the statutory 21-day period to comment on the application. However, as it was later noted that the incorrect ownership certificate had been signed with the application form, the application was made invalid, with the applicant requested to

serve notice to the Councils highways assets team, which was subsequently undertaken. The proposal itself has not changed at all since the initial consultation with neighbours.

There is no requirement for renotification providing that the decision does not “.....deprive those who were entitled to be consulted on the application of the opportunity to make any representations that, given the nature and extent of the changes proposed, they may have wanted to make on the application as amended.” (Paragraph: 026 Reference ID: 15-026-20190722 of the National Planning Practice Guidance). As the concerns/objections from the neighbours were already made, and will be taken into account during the assessment of the application, it is considered that the Council have fulfilled their statutory duty with regard to consultation.

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: To facilitate the creation of the dropped kerbs, two new openings to the existing boundary fence on the northern divide of the site would be made. The visual impact of this would be limited, especially given the lack of consistent character along Cobham Road.

The dropped kerb towards the rear of the site would result in the loss to part of the existing mature vegetative boundary, which is an attractive and well-established feature in the street scene. However, as only a small section would be removed, this would not be harmful to visual amenity.

Overall, the proposal would have an acceptable impact on the character of the area, and is compliant with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The proposed development has been the subject of relatively high concern from local residents, as summarised in the relevant section above, and addressed in detail below.

In the main, the objection letters received from neighbouring residents refer to the same areas of concern, as sub headed below.

Public & Highways Safety

In the majority of letters, the most pressing concern is for public and highway safety. The local residents state that due to Cobham Road being regularly used for parking, it

becomes a one-way traffic system, and it is felt that adding an additional access point would worsen the situation. Whilst Officers are sympathetic to the views of the neighbours, it should be noted that as Cobham Road is an unclassified road, planning permission is not required (in respect of Highways) for the proposed accesses. As such, there are no grounds to withhold planning permission for the proposed development regarding public or highway safety reasons.

Notwithstanding the above, the proposed works would still require separate Highways consent for the access, where related issues will be considered.

Congestion Issues

In similar fashion to the above, the Highways Officer has reviewed the application and does not feel it prudent to raise any objection to any additional congestion that may be caused by the new accesses. In any case, the additional two parking spaces proposed to the rear of the site is unlikely to cause any major impact in this respect.

Noise & Privacy

The proximity of the proposed rear parking area to neighbouring sites, specifically the property known as 'Plantiles', has raised concerns from neighbouring occupants. It has been stated that the increased vehicular movements from the application site will result in greater noise generation, which in turn would impact the privacy and well-being of neighbours. The LPA acknowledge that the creation of a new access & additional parking would indeed increase vehicular movements to and from the site, however, the number of spaces proposed is not deemed excessive in an urban location such as this, and the increased movement to and from the new access would not be detrimental to the amenities of adjacent residents.

The Use of the Site

Further concerns from local residents relate to the development potentially facilitating a commercial use. Each application is assessed on its own merits and in this case, the additional parking proposed is not considered to be of a scale whereby concerns would be warranted relating to a formal change of use at the site. If this was to subsequently take place, separate planning permission would be required.

Conclusion

In summary, whilst the concerns of the neighbouring residents have been duly noted, it is not considered that the creation of the 2no. dropped kerbs proposed, along with the associated development, would adversely impact upon the amenities of neighbouring residents.

Highway Access and Parking Provision: As detailed above, the Highways Officer has raised no objection to the development on the grounds of highway safety and parking provision, such that there is no overriding justification to withhold planning permission on this basis. The road is an unclassified road, and the applicant is reminded that the proposed works would still require separate Highways consent for the access.

Conclusion: For all the above, the proposal is acceptable, and the application 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, 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:	24 September 2025
Earliest date for decision:	29 May 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	24 September 2025

PLANNING CONSTRAINTS/STATUS

Major Development Location of Woodley