

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253034
Site Address:	15 Cornfield Road, Woodley, Wokingham, RG5 4QA
Expiry Date:	6 February 2026
Site Visit Date:	29 January 2026
Proposal: Householder application for the proposed erection of porch extension and internal modifications.	

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
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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
210132	Householder application for the proposed erection of a single storey front extension, two storey side extension, following removal of existing single garage, plus a single storey rear extension.	Approve 25 February 2021

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning
WBC CIL

External

REPRESENTATIONS

Parish/Town Council	Woodley Town Council's Planning & Community have considered this application and had no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to a two storey; semi-detached dwelling located within a major development location in Woodley, Wokingham.

The proposal seeks to construct a porch extension and carry out internal modifications. The porch is existing, and the works propose to enlarge it, replace the flat roof with a sloped 25-degree pitched roof, and increase the size of the existing wet room.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The area which the property is situated in follows a relatively fixed material palette and established building line. A key feature in this area are porch extensions and large rear and front amenity space.

The BDG states that front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line. Porches (i.e. not fully enclosed extensions) should generally, project less than 2m forward of the building.

As shown on the submitted ground floor plans, the proposal includes a porch extension that enlarges the existing porch and wet room. The extension, including the roof, will have an overall height of 3.20 metres.

The porch will extend beyond the existing building line in length only, rather than projecting forward in width. The extension remains aligned with the existing frontage and does not extend further towards the highway.

The proposed dimensions and siting of the porch extension comply with the relevant BDG guidelines.

Due to the building being set back from the street frontage, it ensures minimal impact to parking and amenity space. Additionally, the materials are planned to match the existing such as tiles suitable for 25-degree pitched roof and render to ensure visual continuity.

As such, the proposal is considered acceptable in terms of scale, design, and materials, and is in accordance with Policy CP3 of the Core Strategy and the Wokingham Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

According to the BDG, a minimum front-to-front separation distance of 10 metres is required. The proposed development provides a separation distance of 28 metres to the opposite dwelling. Given this significant distance overlooking is not considered to be an issue.

Additionally, no additional windows are being introduced, and the extension is single storey, further minimising any potential impact on neighbouring privacy.

Loss of Light and Overbearing:

Given the limited scope of the development and the limited increase in built form, the proposal will not result in any material loss of light or overbearing impact on neighbouring properties.

Highway Access and Parking Provision:

The proposed development will not affect highway access. The submitted proposed floor plan confirms that there is no increase in the number of habitable rooms; therefore, the existing parking provision remains appropriate for the dwelling.

Flooding and Drainage:

There are no flood risk concerns. The site is located within flood zone 1 which is suitable for development and is at a low risk of surface water flooding at the front of the site. Therefore, no drainage consultation was required.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

There are no ecological concerns.

Conclusion:

Overall, the proposal complies with the development plan. 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 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:	Not required
Recommendation:	Approve
Date:	27 January 2026
Earliest date for decision:	5 January 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	30.01.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

- 1 Major Development Locations Woodley***

Mineral Safeguarding Areas | Total count: 3

- 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***

Risk of Flooding from Surface Water | Total count: 2

- 1 Environment Agency Surface Water Flood Zones 1 in 100 year risk extent***
- 2 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent***

Great Crested Newt Impact Risk Zones | Total count: 1

- 1 Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only***

Landscape Character Assessment 2019 | Total count: 1

- 1 Landscape Character Assessment 2019 Woodley-Earley Settled and Farmed Clay***