

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251587
Site Address:	189 Fairwater Drive, Woodley, Wokingham, RG5 3JQ
Expiry Date:	1 September 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for the proposed erection of a first-floor extension.	

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 CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
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
161484	Householder application for the proposed erection of a single storey extension to dwelling to form a rear conservatory.	Approved 06/07/2016
214145	Application for a certificate of lawfulness for the proposed erection of a single storey side extension, to include the insertion of 2no. roof lights.	Approved 27/01/2022
214146	Householder application for the proposed erection of a front extension to include new fenestrations & steps.	Approved 31/01/2022
220108	Householder application for the proposed erection of a single storey front extension and steps.	Approved 16/02/2022

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
External
None

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council do not wish to object to the application, however, they have raised concern about the potential impact on the neighbouring property.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Description of Development: This application seeks permission for the proposed erection of a first-floor rear extension to the dwelling to extend an existing bedroom. 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 proposed first floor rear extension extends 3.8 metres from the rear of the dwelling, and it is set right on the boundary with the neighbouring property. The eaves height of the proposed extension matches that of the main dwelling, but the ridge height is set down 1.6 metres from the ridge height of the main roof. This shows compliance with guidance in the Borough Design Guide (BDG) for rear extensions. The proportionate scale and unimposing design of the rear extension ensures that it would appear as a subservient addition to the dwelling and it have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the extension is to the rear of the property and it would only be partially visible from the public domain and this further demonstrates that it poses no harm to the character of the area. Neighbouring Amenity: The proposed first floor rear extension extends 3.8 metres from the rear of the dwelling, and this could have a slight overbearing impact when viewed from the the first-floor rear window on the neighbouring property that is closest to the boundary. However, the

low ridge height which is only 0.8 metres above the eaves height reduces the potential overbearing impact, and it is not considered that this would detrimentally impact upon the neighbouring property. In terms of loss of light, the low ridge height would not impact upon light levels to the neighbouring first-floor rear window, and additionally, the neighbouring property is to the south of the application site, further demonstrating that there would not be any significant loss of light. In terms of overlooking, there are no windows proposed on the side extension of the first-floor rear extension, and therefore there are no concerns on these grounds. Overall, the proposal poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	1 September 2025
Earliest date for decision:	29 July 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	1 September 2025

PLANNING CONSTRAINTS/STATUS

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

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 TurbineAviation
1	All works exceeding 150 metres (492.1 feet)	NO YES

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	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1 [https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000-res=&location=480914,172519%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000-res=&location=480914,172519%20(IRZ%20polygon%20centre))

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019 Woodley-Earley Settled and Farmed Clay
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Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
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1	TPO-0003-1951	Woodland	Confirmed
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Wards | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	South Lake Ward	0	m
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Parishes | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	Woodley CP	0	m
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