

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252585
Site Address:	15 Norwich Drive, Woodley, Wokingham, RG5 3EX
Expiry Date:	6th February 2026
Site Visit Date:	18 th November 2025
Proposal: Householder application for the proposed erection of single-storey side extension creating 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 CC02 – Development Limits CC10 – Sustainable Drainage TB05 – Housing Mix
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H1 – Housing mix, density and standards
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
152817	Householder application for proposed single storey rear and side extension to existing dwelling.	Approved 02/02/2016

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments Received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: 15 Norwich Drive is located in the predominantly residential area of Woodley. The dwelling is located at the end-of-terrace Number 15 has an enclosed garden to the side and rear and has a large plot in comparison to its adjoining neighbours.

Planning History: This application site had a previous application submitted. Application 152817 (submitted in October 2015) consisted on the proposed erection of a single storey side and rear extension. The previous application was approved. The new application submitted varies slightly, in that the rear extension has been removed, and the application is solely focused on a side extension.

Proposal: This application poses the erection of a single storey side extension to facilitate habitable accommodation.

The proposed single storey side extension will project into the enclosed garden and will protrude beyond the side elevation. Two windows will be inserted to the side of the new extension, along with one at the front.

To note, revised plans were submitted by the agent on 23/01/2026 to show a new window to the front elevation.

The development facilitates a self-contained room comprising of a living area, bedroom, kitchen and shower room. However, this does not have a separate access provision, and access is still maintained through the main 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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other

adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Norwich Drive and the surrounding area comprises of a residential cul-de-sac consisting of terraced housing, vast amenity space and sufficient parking. Throughout Norwich Drive, there are minimal examples of single storey side extensions.

The proposed extension will be positioned to the side of the dwelling and will be situated on an existing area that was part of the original garden. The extension will be within the property boundary and set back from the road.

The design of the extension varies from the existing dwelling and looks significantly bulkier than the existing dwelling. R23 of the Borough Design Guide (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

As aforementioned, the agent has submitted revised plans to include 1 No additional window to the front elevation. By doing this, the bulky brick design is broken up and therefore flows better with the street scene, and the host dwelling. Furthermore, to reduce the significance of the extension, the proposal will utilise materials that will relate well to the existing property. In addition to the point above regarding the materials, the main section of hard surfacing and location of the hedgerow are already in place. Therefore, the development would not result in a detrimental loss of landscaping to the front of the dwelling.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity: The proposed extension is single storey and will be positioned away from neighbouring dwellings. There are no external changes to the host dwelling and no proposed windows on the ground floor elevation of the extension that overlook onto adjacent dwellings. Therefore, the development will have an acceptable impact on neighbour amenity in terms of loss of light, overlooking or overbearing.

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.

Conclusion: It is not considered that this proposal will have detrimental impact on local character and neighbouring amenity. The proposal accords with relevant policies, and is therefore considered acceptable.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	30 th January 2026
Earliest date for decision:	19 November 2025

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

PLANNING CONSTRAINTS/STATUS