

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250651
Site Address:	120 Fairwater Drive, Woodley, Wokingham, RG5 3JB
Expiry Date:	27 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for a proposed single storey side and rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major development location
Tree Preservation Orders

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
060929	Application for a certificate of lawful proposed use for the erection of single storey rear extension to dwelling.	Application withdrawn 16 th May 2006
060845	Proposed single storey rear extension to dwelling.	Approved 18 th July 2006

CONSULTATION RESPONSES

Internal

WBC Highways – Requested further information
WBC Landscape and Trees – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a two-storey semi-detached dwelling in the major development location 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.

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 proposed single story rear extension would have a lean-to roof and would protrude approximately 3.7 metres from the rear of the dwelling, aligning with the rearmost wall of the adjoined neighbour. As it would not be visible from the street scene, it would not adversely impact the character of the area.

The proposed single storey side extension would have a pitched roof, joining up with the pitch of the proposed rear extension, and would extend approximately 2.6 metres towards the south-east side boundary. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. The extension would match the pitch and style of roof of the neighbour at 122, maintaining the rhythm of the street scene and maintain the character of the area. As a result, the proposal would not adversely impact the 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

Overlooking:

As the proposals are single story, there would be no concerns around overlooking.

Loss of Light and Overbearing:

As the proposals extend the same depth to the rear as the adjoined neighbour at 118, and only just past the rear wall of the neighbour at 122, there will be no negative impact regarding impact of loss of light and overbearing.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed the application and requested further information regarding the number of habitable rooms. From the site visit it is clear that at least 3 parking places are available on site, and thus the extra information has not been sought. 3 places are deemed to be suitable for a dwelling of this size.

Trees and Landscape:

The WBC Trees and Landscape officer has reviewed this application and has no objections, there are no trees of high public amenity value that will be directly impacted by 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.

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:	15/05/25
Earliest date for decision:	30 April 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.05.2025