

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250965
Site Address:	16 Woodrow Drive, Wokingham, RG40 1RS
Expiry Date:	18 June 2025
Site Visit Date:	30 April 2025
Proposal: Householder application for the proposed single storey rear extension following the demolition of existing conservatory. Along with changes to fenestration and external materials.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location (Wokingham)
Landscape Character Assessment Area

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 TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

No relevant Planning History.

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

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

Neighbours	Neighbour at 14 Woodrow Drive commented 'Ok'.
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APPRAISAL

Site Description:

The application site is a single storey bungalow along Woodrow Drive in the town of Wokingham which is a major development location. The street is made up of a variety of detached, semi-detached, bungalows and dormer bungalows. The surrounding area is made up of houses that sit back from the road with access to driveways. Some houses in the area have front gardens as well as garages. The surrounding area is mixed in terms of the character, design, and appearance of the houses.

The existing dwelling is made out of brick and has a tiled roof along with barge boards above the front bay window. The property has a small front lawned garden as well as a rear garden. The house also has an attached side garage and a driveway which can accommodate the parking of four vehicles.

Proposal:

Planning permission is being sought for the proposed erection of a single storey rear extension following the demolition of the existing conservatory. The proposal will also include changes to fenestration, external materials, and the construction of a rear patio.

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.

Design and Character of the Area:

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.

Rear extension:

In terms of the Borough Design Guide (BDG), it states certain criteria for rear extensions. The criteria include that:

1. Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary.

2. Maximum eaves and ridge height should be no more than those of the existing property.
3. The side walls of extensions must contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours.
4. The eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary.

In this case the rear extension measures 3.84 metres from the main rear wall. Due to the proposed rear extension measuring less than four metres it therefore meets this set criteria of the BDG.

In this case the maximum eaves height of the proposed single storey rear extension from ground level measures 2.35 metres. The maximum eaves height of the existing house from ground level measures 2.35 metres. Therefore, the maximum eaves height of the proposed rear extension is the same than those of the existing property and meets this set criteria of the BDG. It also complies as the eaves height is less than 3m within 2m of the site boundary. However, it is noted that the ridge height of the extension would protrude above the eave's height of the main house. However, due to its limited visibility, this is on balance accepted given the overhaul in the appearance of the host dwelling as a result of the development.

The maximum ridge height of the proposed single storey rear extension from ground level measures 2.84 metres. The maximum ridge height of the existing house from ground level measures 4.22 metres. Therefore, the maximum ridge height of the proposed extension is less than those of the existing property and meets this set criteria of the BDG.

There are other examples of single storey rear extensions in the area. The neighbour at no. 14 Woodrow Drive had a similar application for the proposed single storey rear extension following the demolition of the existing conservatory which was approved and implemented (WBC Ref. 242291). This shows that other houses in the street have had similar schemes approved.

The proposed development will have an impact on the street scene due to the changes in terms of external materials. In terms of existing materials, the house is made out of brick. The proposed materials will include timber cladding and insulated render and will be a change to the existing brick. The proposed development will change the whole front and rear of the house in terms of materials. The house will be of stark contrast to its original design and therefore will be out keeping with the bungalows nearby. However, overall; the street scene is diverse with a range of housing types and a varying in design, styles, and appearance so the contemporary design would not be out of keeping when taken as a whole. Therefore, on balance, the proposed changes in materials to the front would not cause a significant harmful impact on the street scene and local character of the area and is therefore acceptable in terms of design and character.

Overall, in terms of design, it complies with the criteria of the Borough Design Guide in a number of respects. The proposed single storey rear extension and material alterations to the main dwelling would not have any detrimental effect on the existing street scene and the character of the area as the street has a varied mix of housing types and there are lots of example of extensions and alterations along the street which have been approved. Therefore, the proposal is deemed acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that the development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The Borough Design Guide states that the side walls of rear extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The proposed single storey rear extension will not include the addition of any new windows at first floor level due to the proposed rear extension being single storey and the house being a bungalow.

However, the proposed development will include changes to fenestration. At the front of the property the front door will be relocated to the side and in its place the addition of a new window. The front window will be infilled. Also, the existing front window will be reduced in size.

The existing side window will be replaced with the new location of the front door. At the other side elevation, the existing side door will be removed. At the rear, the proposed development will include the demolition of the existing conservatory which will be replaced with the proposed rear extension. At the rear there will also be the removal of one of the existing windows which will be replaced with bifold doors out into the rear garden. There will also be the addition of a new window which will look out into the garden.

The distance between the neighbouring habitable room windows of the application site and no. 288 London Road is 35.68 metres back-to-back. This is more than the 22 metres advocated within the BDG. Therefore, there are no issues of overlooking resulting from this application.

Loss of Light:

A 45-degree horizontal line was taken from the centre of both neighbour's closest habitable rooms. The line was not breached, owing to the positioning of the proposed open patio area, and as such it should not result in any substantial loss of light to either neighbouring dwelling.

Overbearing:

The proposed single storey rear extension will have the same maximum building line of the adjacent neighbour at no. 18 Woodrow Drive, whereas the proposed rear extension will be set back from the building line of no. 14 Woodrow Drive. As such, the primary assessment needs to be made in relation to no. 18 Woodrow Drive. Owing to the extension being single storey, at the

rear and set off the site boundary, this helps to alleviate substantial overbearing concerns.

Amenity Space:

The existing rear garden measures 12.69 metres long and the proposed single storey rear extension will measure 3.84 metres in depth. However, as the proposed single storey rear extension is replacing a conservatory there will be minor change in the garden's amenity space. Therefore, the remaining amenity space will measure 11.71 metres long. This is sufficient amenity space and is more garden space than is found in neighbouring properties.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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 subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials and specified
Date:	06 June 2025
Earliest date for decision:	15 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	06/06/25