

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252814
Site Address:	8 Keane Close, Woodley, Wokingham, RG5 4LG
Expiry Date:	15 January 2026
Site Visit Date:	12 December 2025
Proposal: Householder application for the proposed erection of single-storey front and rear extensions and garage conversion forming 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

WBC CIL- No comments received.

External

N/A

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council has no objections.
Ward Member(s)	No comments received.
Neighbours	Two letters received from the same objector and 2 separate letters from separate objectors raising the following objections: Boundary alignment concerns - Plans show the side (northern) wall of the proposed extension built exactly on the shared property boundary with 59 and 61 Ravensbourne Drive. - Bird's-eye and elevation drawings consistently indicate alignment directly on the boundary line. Foundation excavation issues - Excavation for foundations may require access to neighbouring land. - Concern about how foundations can be constructed without crossing onto neighbouring property or damaging existing boundary fences. Fence removal and alteration - Construction along the boundary would require removal of the existing boundary fence owned by 59 Ravensbourne Drive. - It would be impossible to reinstate the fence in its current form once the extension is built. - This would result in a material change to a fence not owned by the applicant. Overhang and encroachment - Roof edge and eaves of the extension are shown projecting beyond the side wall possibly suggesting the roof and eaves may overhang and encroach beyond the property boundary. Ventilation, damp, and maintenance concerns - A fence rebuilt directly against the new wall would prevent ventilation. - Risk of damp issues to the new extension and accelerated rot to the wooden fence. - Lack of space would prevent reasonable future maintenance access.

	It is also noted that no.63 Ravensbourne Drive has been incorrectly labelled at no.62 however this does not affect of the proposed plans. Officer note: It is noted that the applicant has signed certificate A on the submitted application form as a sworn declaration which confirms the site is solely within their ownership. Land ownership disputes are not a material planning consideration and constitutes a civil matter. Approval of planning consent does not convey approval for the applicant to utilise land outside of their ownership. This planning application does not give Building Control consent. The development has to separately comply with building regulations.
--	---

APPRAISAL

Site Description:

The application site is located on Keane Close within the major development of Woodley. The existing building is a two-storey detached property located in the corner of a small residential cul-de-sac.

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, in the major development location of Woodley 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 requires the proposed single-storey front and rear extensions and garage conversion forming habitable accommodation to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single-storey front and rear extensions and garage conversion forming habitable accommodation to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed single-storey front extension will project c.1.52m of the front wall and measure c.3.80m in height and c.5.35m in width. The proposed single-storey front extension would comply with the Borough Design Guide as the building is hidden from the street frontage by bushes, trees and is hidden on the corner of the street and the extension would only project c.1.52m from the existing front of the building. Given its proportionate scale and unimposing design, it is deemed that the front extension would have an acceptable impact on the appearance of the dwelling and wider area.

The rear extension will measure c.3.36m in width, c.3.52m in depth and c.2.92m in height. Given its proportionate scale and unimposing design, it is deemed that the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, part of the proposal is to the rear of the property where it would not be visible from the public domain, and this further demonstrates that the proposal poses no detrimental harm to the character of the area.

The proposed single storey front and rear extension, including the conversion of the garage are subservient to the existing built form as the materials used to construct the front and rear extension and conversion will be made to match the rest of the main dwelling. These are identified on the application form to consist of face brickwork for the walls, concrete tiles and roofing membrane for the roof, Upvc doors and windows.

The proposed extension would form the side boundary. The extensions are not excessive in size and therefore no objections are raised with these structures forming parts of the boundary. The repositioning / removal of sections of the fence would be a civil matter between the relevant parties.

The rear extension would also require some cutting back of a neighbouring bush. As this overhangs into the application site, it is reasonable for the works to ensure there is no overhanging vegetation on their land.

The proposed garage conversion poses no harm to the character of the area given the majority of the works are internal, and the side door proposed would not be appreciable from the street scene.

Neighbouring Amenity:

CP3 says the proposed single-storey front and rear extensions and garage conversion forming habitable accommodation should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed single-storey front and rear extension and garage conversion would not provide any outlook into neighbouring properties as it is single storey and is closed off from the street due to the foliage at the front of the property. Similarly the rear extension is located far away from neighbouring properties (no.59,61 and 63.)

There is a proposed window on the south-east side elevation of the property. This will not provide a significant outlook onto the neighbouring properties garden (No.7) that would constitute an overlooking impact. Views would fall principally on the black side elevation of No.7.

Loss of Light:

The proposed single-storey front and rear extension would not cause any loss of light as they are single storey and are not taller than the existing dwelling- they are subservient to the existing building.

The proposed garage conversion would not cause any loss of light to the neighbouring amenities.

Overbearing:

The proposed single storey front and rear extension would not risk any overbearing any neighbouring properties as they are of single storey nature and are located sufficiently far enough from neighbouring properties (no.59,61 and 63.) Whilst it is appreciated that the proposal is constructed along the rear boundaries of Nos.59,61 and 63 these would only be obliquely visible from neighbouring dwellings and not substantially change their outlook.

The proposed garage conversion would be aligned with the other existing garage, as there is also no increase in height to the existing garage and property and therefore no concerns are raised with regards to overbearing.

Highway Access and Parking Provision:

The application retains the front driveway which provides sufficient off-street parking.

Amenity Space:

R16 of the Borough Design Guide states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable." The proposed rear extension will result in a minor loss of c.3.63m garden space at the rear of the dwelling, however there will be sufficient space remaining with c.12.24m in depth and c.11.91m in width.

Parking:

The garage is being removed however the front driveway is being retained and there is a large space in front of the house which can be used to park 2 cars which provides sufficient parking.

Conclusion:

In conclusion, the proposed single storey front and rear extensions and garage conversion would not detrimentally harm the character and appearance of the area, would not significantly harm neighbouring amenity nor highway safety. It is compliant

with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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:	12 January 2026
Earliest date for decision:	12 December 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	16.01.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant