

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252692
Site Address:	93 Loddon Bridge Road, Woodley, Wokingham, RG5 4AE
Expiry Date:	19 January 2026
Site Visit Date:	7 January 2026
Proposal: Householder application for the conversion of the existing garage and gym to form an annex with associated fenestration alterations and proposed single-storey side 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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
202293	Full application for the proposed change of use from a home office to a Solicitor's Office. (Retrospective)	No determination: September 2020
201425	Full application for the proposed change of use from existing home office to a Solicitor's Office. (Retrospective).	Refused: August 2020
200284	Full application for the proposed change of use from C3 residential to a mixed use of residential and Solicitor's Office. (Retrospective)	Refused: April 2020
151378	Proposed erection of first floor rear extension.	Approved: June 2015
142286	Proposed part garage conversion to a garden room with covered pergola, and the erection of a replacement front porch.	Approved: March 2015
141514	Proposed erection of a single storey building in rear garden to form home office.	Approved: May 2014

CONSULTATION RESPONSES

Internal

WBC CIL – No comments

External

None

REPRESENTATIONS

Woodley Town Council	Whilst no objection has been raised, the Town Council have requested this application only be approved on the condition that the use of the annexe remains ancillary to the main residence and does not become a separate dwelling.
Ward Member(s)	No comments received
Neighbours	One letter received in support of the proposal

APPRAISAL

Context: Loddon Bridge Road is a well-established residential area characterised by a variety of architectural styles, predominantly comprising two-storey semi-detached and detached properties. The application site includes the main dwelling along with two outbuildings. The outbuilding subject to this proposal is the one located closest to the host property, which is intended to be enlarged and converted into an annexe to provide additional accommodation.

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.

Annexe Accommodation: The proposed annexe would provide a bedroom, living area, and shower room, offering supplementary accommodation to the main dwelling. While the layout would allow for a degree of independence, the annexe lacks essential facilities such as a kitchen, and its physical relationship to the host property reinforces its ancillary nature. Furthermore, the modest scale of the structure and its location within the curtilage make it highly unlikely to function as a separate residential unit. =

Although no specific information has been provided as to the intended occupier or detailed use of the proposed annexe, its scale, layout and siting are such that it would remain functionally and physically subordinate to the main dwelling. In particular, the

modest size of the accommodation, the absence of cooking facilities, its location within the curtilage of the host property, and the fact that the site would not be subdivided, indicate that the annexe would not operate as an independent or self-contained dwelling. On this basis, and subject to an appropriate planning condition restricting its use to purposes ancillary to the main dwelling, it is considered that the development would not result in the creation of a separate planning unit

Character of the Area: The external alterations required to create the annexe are modest, comprising a small rear extension to the existing structure along with fenestration changes. Given the limited scale of these works and their discreet location within the site, the impact on the wider character of the area would be negligible. Furthermore, the clearly subservient form and unobtrusive design of the extension would ensure a seamless integration with the existing built form. Overall, the proposal would have an acceptable visual impact and is considered to comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The proposed enlargement of the existing outbuilding would result in a modest increase in the built form along the shared boundary with No. 91. However, given the limited scale of the extension and its single-storey nature, this change would not cause any undue harm to the amenities of the adjacent occupiers. There are no concerns regarding overlooking or loss of privacy, as all accommodation is at ground floor level. Overall, the development is considered acceptable in terms of neighbouring amenity.

Conclusion: For all the above, the proposal is acceptable and the application 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:	7 January 2026

Earliest date for decision:	30 November 2025
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	7 January 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Woodley*