

HMM



WOKINGHAM
BOROUGH COUNCIL

DELEGATED OFFICER REPORT

Application Number:	260006
Site Address:	18 Selsdon Avenue, Woodley, Wokingham, RG5 4PG
Expiry Date:	5 March 2026
Site Visit Date:	23 January 2026
Proposal: Householder application for the proposed erection of single-storey rear extension, conversion of the existing garage, and the addition of a porch, hip to gable roof extension, rear dormer and rooflights to facilitate conversion of the loft to habitable accommodation together with associated alterations (part-retrospective).	

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
051777	Proposed two storey side extension to dwelling.	Approved 21/10/05

CONSULTATION RESPONSES

Internal
None consulted
External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	103 Butts Hill Road: Work to roof and scaffolding, not notified of works. Overlooking form rear dormer. Officer response: Although the proposed development includes elements that, if undertaken independently, could fall within the scope of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), these works have already partly been carried out as part of the current development. Once a development has commenced in this way, it cannot retrospectively benefit from permitted development rights for works that are already in place. However, if the development had not yet been started or once the works to the single-storey rear extension, conversion of the existing garage, and the addition of a porch are completed. The hip to gable roof and dormer could potentially be implemented as separate, compliant PD works in the future. In this context, PD rights cannot be treated as a “fallback” for the retrospective elements of the development.” Hence these alterations have been fully assessed as part of this scheme. Following discuss with the agent, such element has been included in the description of development. Rear dormer addressed in overlooking section of report. 15 Selsdon Avenue: Parking, 4 bedrooms with space for two parking spaces. Officer response: Parking plan show 3 parking spaces for a 4 bedroom property, complies with WBC’s adopted parking standards after development.

APPRAISAL

Site Description: Two storey semi-detached 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: The Borough Design Guide states *“porches should generally project less than 2m forwards of the building line”*. The proposed front porch would not project forward of the building line and match that of the established front building line, only 1.14m in depth, thus complying with the BDG. The porch is considered to be a minor and subservient feature which would not harm the street scene.

The garage conversion includes adding a shower room whilst the garage door remains in place. The proposal would not differ in appearance to the current street scene and would not alter the characteristics of the street. The proposal meets the recommendations of the Borough Design Guide and is in line with policy CP1 and CP3 of the Core Strategy.

The flat roofed single storey rear extension depth would be approx. 4.36m in depth which would exceed the recommended 4m depth for extensions within the Borough Design Guide, thus not complying. However, the site has sufficient garden space to accommodate for such sized extension and with it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have any adverse impact on the character of the host property or surrounding area. The proposed extension would be minor and subservient feature which would not harm the character of the area.

The Borough Design Guide states *“loft conversions and dormer windows should not project above the existing ridge line”* and *“dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof”*. The dormer and loft conversion does not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG in this regard.

With the dormer being located at the rear it would not be particularly visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

As a result of the proposed loft conversion with a rear dormer, the roof form will change from a hipped roof to gable end. Whilst the proposal would unbalance the pair of semi-detached houses, it is considered to be well-proportioned in relation to the existing roof. Although the properties on this side of Selsdon Avenue are identical and characterised by hipped roofs, the street as a whole contains a broader mix of roof forms, including several gabled elevations on the opposite side of the road. Given the

wider context and the introduction of a gable in this location would therefore not appear incongruous. Taking this context into account, the alteration would not harm the character of the area.

As part of the loft conversion, the proposal includes adding 3 roof lights on the front elevation and 1 to the rear. The rooflights would not have an adverse impact upon the character of the area given the small size, which is considered an appropriate addition. Furthermore, there are examples of rooflights on the front elevations such as no.16 & no.26, thus would not look out of place.

Although the proposed development includes elements that, if undertaken independently, could fall within the scope of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), these works have already partly been carried out as part of the current development. Once a development has commenced in this way, it cannot retrospectively benefit from permitted development rights for works that are already in place.

However, if the development had not yet been started or once the works to the single-storey rear extension, conversion of the existing garage, and the addition of a porch are completed. The hip to gable roof and dormer could potentially be implemented as separate, compliant PD works in the future. In this context, PD rights cannot be treated as a “fallback” for the retrospective elements of the development.” Hence these alterations have been fully assessed as part of this scheme.

Neighbouring Amenity:

Overlooking: The proposal includes adding 3 rooflights to the front of the property, given the separation distance to the dwellings opposite would be over 25m, thus no overlooking concerns.

The rear ground floor openings would be screened by the existing boundaries, thus no overlooking concerns.

The rear dormer windows serves as an en-suite and bedroom window. The minimum back-to-back separation distance is 26m as set out in the BDG. The back-to-back separation distance of 18 Selsdon Avenue and 103 Butts Hill Road is over 30m, thus complying with the BDG. Furthermore, most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the rear dormer and it's oblique angle/view of neighbouring rear gardens. Thus, the rear dormer would not cause any significant harm with regards to neighbouring amenities. This type of overlooking is common within urban residential plots and would not warrant a reason for refusal. The en-suite window will be conditioned obscured glazed, thus no overlooking concerns.

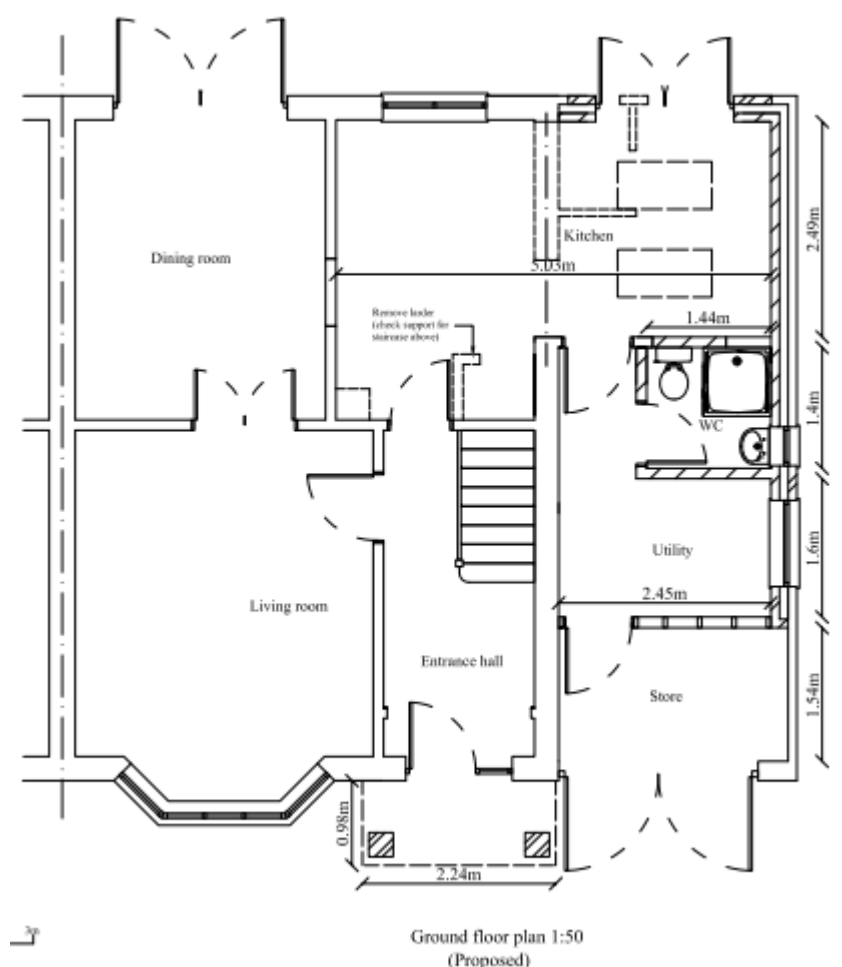
1 rooflight to the rear will be added as part of the loft conversion, given its compliance with the separation distance referred to above, such would not result in harmful overlooking.

No.20 does have a first-floor side window. However, given the side window would be on the second floor and serve as a storage area which faces a blank roof, no

overlooking concerns.

Loss of Light: The rear extension would project forwards of no.16 rear boundary by approx. 0.40m. The projection is minor and no.16 rear openings would still receive adequate natural light, thus no loss of light concern.

As a result of the rear extension, the rear building line of no.18 would exceed no.20 by 4.35m, thus potential to result in loss of light to the closest habitable opening-double doors for kitchen. The flank-to-flank separation distance would be approx. 1.60m and It's important to note, the kitchen has 2 rooflights which provides a source of natural light into the kitchen (ref: 191117).



Also, more than 50% of available daylight would still reach the affected opening, with the purpose of the guideline is to prevent significant loss of daylight rather than to prohibit any reduction at all. Therefore, it is not considered to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light.

The rear dormer building line would be similar to that of no.16 rear dormer, thus no loss of light concern.

Overbearing: It recommended that the height of extensions should be no more than

3m when adjacent to the boundary in the Borough Design Guide. The height of the rear extension would be approx. 2.70m, thus complying with the BDG.

The Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. While less than 1m, existing gap between the boundary and no.20 is maintained and the extension follows the existing party wall along the boundary with no.16 – this is considered acceptable.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The proposal will convert the garage, thus a parking space lost. The total number of bedrooms is 4, which is not changing. WBC's adopted parking standards after development requires 3 parking spaces for a 4-bedroom property. The proposed block plan (P1699-01 Rev A) shows 3 parking spaces on the driveway, thus complying with standards.

Amenity Space: The remaining garden space would be over 11m, thus complying with the BDG.

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:	2 March 2026
Earliest date for decision:	29 January 2026

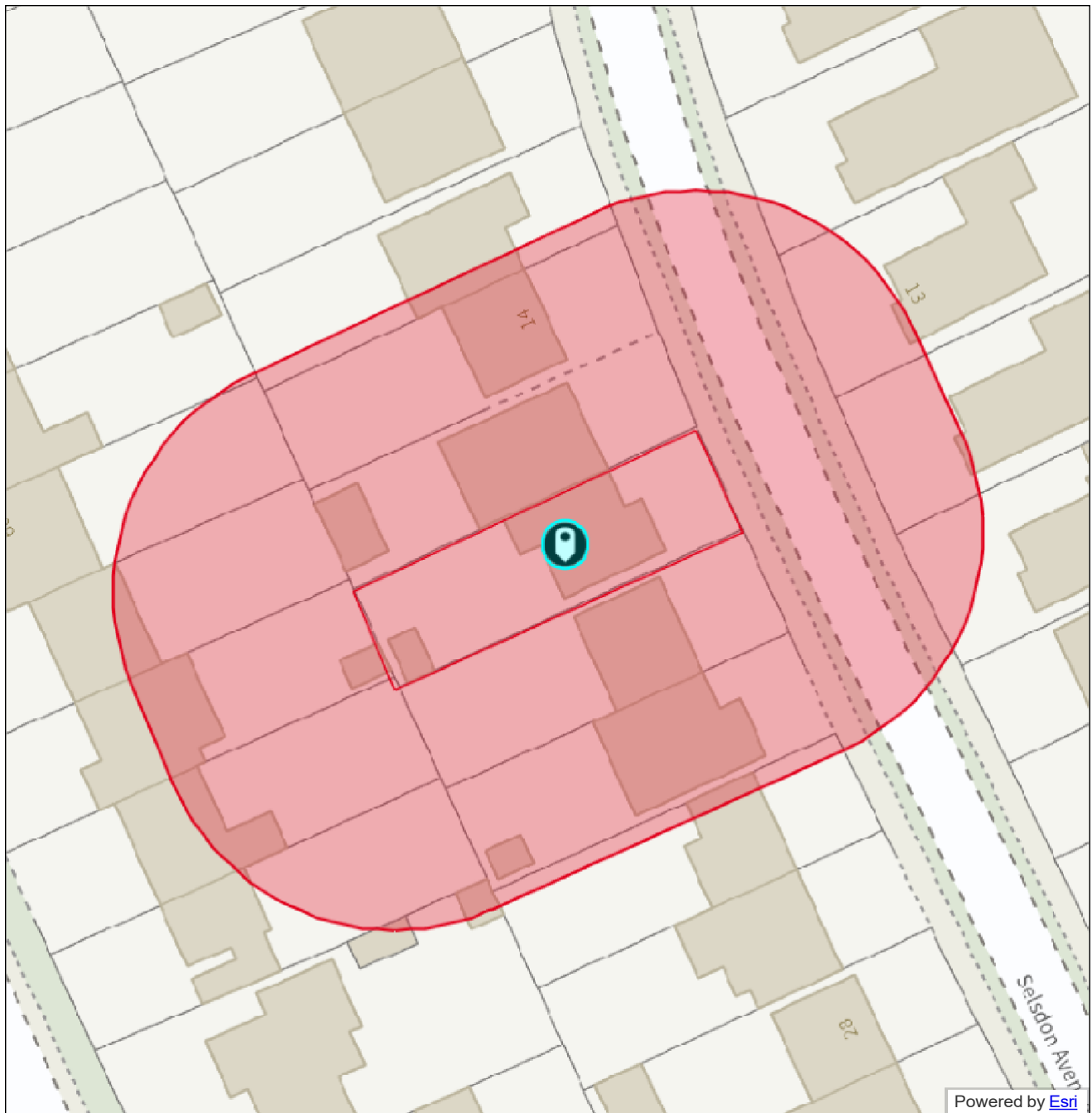
Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	4 March 2026

PLANNING CONSTRAINTS/STATUS

Area of Interest (AOI) Information

Area: 3,172.15 m²

Date: Thu Jan 08 2026 11:48:27 GMT+0000 (Greenwich Mean Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=&location=479921,172819%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Bulmershe & Coronation Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Woodley CP	0 m