

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252720
Site Address:	30 Campbell Road, Woodley, Wokingham, RG5 3NA
Expiry Date:	16 January 2026
Site Visit Date:	15 December 2025
Proposal: Householder application for the proposed single-storey front extension and conversion of the existing garage to habitable accommodation with associated alterations to front fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley
Risk of Flooding from Surface Water
Tree Preservation Order – Woodland

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
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38/62	Detached House	Approve 14 th June 1962
30806	Garage	Approve 9 th September 1988

CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Condition

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached dwelling in the residential area of Woodley with an attached garage. The front boundary is a low brick wall, and the garden has a gravel driveway for off street parking.

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.

Proposal: A single-storey front extension and conversion of the existing garage to habitable accommodation with associated alterations to front fenestration. The single storey front extension to facilitate a porch and study will have a sloping roof, a door with side panels and a window. It will measure 1.5m in depth, 5.6m in width and 3.5m in height. The garage will be subdivided to form a shower room, utility and storage area. The garage door will be retained.

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 immediate street scene is a detached houses of similar designs and ages. The highway is lined with grass verges and paths. The application site is located opposite the junction of Highgate Road and Campbell Road. The immediate neighbour at no. 28 Campbell Road has a single storey front porch extension of a similar size to the proposal.

In this case, the front extension is single storey; it would not project forward of the front wall of existing garage and would not impact the rhythm of buildings and gaps between them along the street frontages.

Therefore, the proposal would not cause harm to the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to 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.

There would be no harmful impact on neighbour amenity in relation to Overlooking, Loss of Light or Overbearing.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to Neighbour amenity.

Highway Access and Parking Provision: The garage conversion would not reduce the existing on-plot parking provision because the internal depth of the garage is 4.7m and does not meet WBC's adopted parking standards after development (Appendix 2 MDD Local Plan).

Flooding and Drainage: The Drainage Officer raises no objection subject to condition and has commented: *"The existing dwelling is within flood zone 1 and we would have no objection to the principle of the development, as represented by existing and proposed drawing 30CR/04102025/REV-G-1 dated 02/10/2025. As the footprint of the dwelling increases and drainage details have not been provided, we would recommend the condition below:*

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing. The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the

development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10."

Officer comment: In this case, due to the limited scale of the development, the proposal does not significantly increase the risk of surface water runoff. Therefore, it would not be reasonable to add a drainage condition, were the application to be approved.

Landscape and Trees: The application site is located within TPO-0003-1951 Woodland. There are no protected trees in the front garden of the application site. Therefore, the development would not impact the woodland TPO.

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:	Yes
Recommendation:	Approve
Date:	7 January 2026
Earliest date for decision:	2 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	07/01/25