

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251514
Site Address:	72 Crockhamwell Road, Woodley, Wokingham, RG5 3LD
Expiry Date:	4 February 2026
Site Visit Date:	16 December 2025
Proposal: Householder application for single storey front extension to form a porch and part two storey, part first floor side and part two storey, part single storey rear extension (part-retrospective).	

PLANNING CONSTRAINTS

Major Development Location - Woodley

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 CP6 – Managing Travel Demand 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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH2 – Safeguarding amenity HC5 – Environmental protection HC6 – Air pollution and air quality

	HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
202147	Householder application for a proposed erection of a single storey front extension to form a porch and part two storey, part first floor side and part two storey, part single storey rear extensions.	Approved 30 September 2020

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to condition(s)
WBC CIL – Development is CIL liable

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two storey semi-detached dwelling located on Crockhamwell Road, Woodley.

Proposal Description:

This application seeks approval for the proposed erection of a single storey front extension to form a porch, a part two storey, part first floor side extension and a part two storey, part single storey rear extension.

It is important to note at this stage that this application is a direct resubmission of application 202147. Externally, in terms of massing and scale, the proposals are identical to the original submission. The main changes are as follows:

- Slight alterations to the location and design of several ground and first floor rear windows.
- Internal alterations to create 'voids', reducing the number of bedrooms from

four to two.

The reason for this resubmission surrounds the fact that consent 202147 was not accurately implemented, insofar that additional internal and external walls, that did not originally have permission to be removed, were demolished during the construction of the extensions. As the applicant could no longer implement consent 202147, a new planning permission is required to regularise the changes to the development.

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:

As outlined above, the external appearance of the proposed development is identical to that consented by application 202147 except for minor changes to fenestration. Therefore, no further objections are raised in regard to the development's impact on the character of the area.

Neighbouring Amenity:

As there are no alterations to the external massing of the proposed development compared to consent 202147, and changes to fenestration are only on the rear elevation, there are no further neighbouring amenity concerns.

Highway Access and Parking Provision:

The proposals would reduce the number of habitable rooms from eight to four. The garage is too small internally to be considered a parking space, but two driveway parking spaces are available which complies with the Council's Parking Standards.

Subject to conditions, WBC Highways have no objections to the proposals.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

There are no fluvial or surface water flooding concerns associated with the proposed development.

Landscape and Trees:

There are no arboricultural or landscape character concerns.

Ecology:

There are no ecological concerns.

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:	Approval
Date:	2 February 2026
Earliest date for decision:	4 January 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	2 February 2026