

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261519
Site Address:	26 Leyburn Close, Woodley, Wokingham, RG5 4PX
Expiry Date:	23 August 2026
Site Visit Date:	6 July 2026
Proposal: Householder application for the proposed erection of a single storey rear and side extension.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
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
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
Other	Borough Design Guide Supplementary Planning Document Woodley Design Statement

RELEVANT PLANNING HISTORY
None

CONSULTATION RESPONSES
Internal
None
External
None

REPRESENTATIONS	
Parish/Town Council	No objection

Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

26 Leyburn Close is part of a 1960s housing development within the major development location of Woodley. The property is a two-storey terraced dwelling. The close is comprised of largely uniform two and three storey terraced dwellings with a parking area in its centre. The southern side of the close where the dwelling is located has a slightly different and less uniform character to its northern and western sides. The southern side of the close has a more diverse appearance when it comes to fenestration.

Proposal:

The proposal is for a single storey side and rear extension. Following concerns raised by officers with regards to the height of parapet wall on the original proposal, revised plans were submitted which include guttering and rainwater downpipe instead.

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.

Design/ Character of the Area:

Policy CP3(a) of the Core Strategy states proposals should be of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

R23 of the Borough Design Guide provides explicit guidance on extensions. For rear extensions, it states that:

- Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary
- Maximum eaves and ridge height should be no more than those of the existing property

In addition, for side extensions it states that:

- A gap of 1m should be maintained between the building and site boundary
- Side extensions should not project forward of the building line

It also states that a gap should be retained between the building and the site boundary and this should be a minimum of 1m in width. This is echoed by R16.

It should be noted that the Borough Design Guide is a guide rather than hard policy requirements; ultimately each application will have to be assessed on its merits.

The proposed single storey rear/side extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property (no. 25). But, given its proportionate scale and acceptable design, the rear/side extension would have an acceptable impact on the appearance of the dwelling and wider area. The rear extension has a depth of 4m, as stipulated in R23, and its single storey nature means the eaves do not exceed the height of the existing building. The side extension maintains the space between the building and boundary and does not project forwards of the building line.

The proposal is to the side and rear of the property, and it would only be partially visible from the public domain, which further demonstrates that it poses no substantial harm to the character of the area.

The proposed black fenestration is already in place at the front of the property and is not out of place on this side of Leyburn Close.

Neighbouring Amenity:

Policy CP3(a) of the Core Strategy states proposals should not result in detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

R23 of the BDG states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. It also states that the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The proposed single storey extension would extend approx. 4m from the rear of the dwelling and 2.2m from the side.

Overlooking:

The proposal includes a door proposed on the north-east elevation, so there is some degree of conflict with R23, however, this poses no overlooking concerns as it would face the rear of 15 Brandon Avenue, approx. 15m away, and is would be at ground floor level.

Loss of Light:

Due to the layout of properties along the southern side of Leyburn Close, neighbouring property, 25 Leyburn Close, has both a hallway door and ground floor window that would face the development. The hallway door does not serve habitable space, however, the ground floor window is a secondary window for the living room (habitable space) at number 25. This window is situated just above the existing boundary fence.

R18 of the Borough Design Guide outlines the 25- and 45-degree tests to assess the impact of developments on daylight and sunlight. Both can be applied to single and two storey development.

When applying the 45 degree daylight test in the horizontal plane, the development would breach the line when taken from this secondary window. However, given it is secondary a secondary window, and already faces onto boundary treatment, this is not considered to result in substantial harm to refuse the application outright. Furthermore, the alternative 25 degree test (refer to extract copied below, provided by the agent), shows that no part of the development intercepts the 25-degree line. As such, in the context of the site configuration and given the 25 degree test would not be breached, the proposal will not result in a substantially harmful loss of light to the adjoining neighbour.



Overbearing:

To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with the neighbouring property, but an eaves height of 2.8 metres, as indicated in the revised plans, shows compliance with this guidance relating to overbearing.

Although the development will effectively enclose the space outside of the hallway of 25 Leyburn Close, this was already the case due to the boundary fence. Due to the proposal being single storey and its limited height, it also reduces the 'tunnelling' effect of the development on this neighbour which could otherwise lead to overbearing impacts.

Overall, the proposal would not cause significant detriment to the amenities of neighbouring residential properties. Therefore, the proposal complies with Core Strategy policy CP3 and with guidance contained within the BDG in this respect.

Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion the erection of a rear extension measuring 4 metres in depth would not conflict with this guidance as garden space of approximately 20 metres in depth remains.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore 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:	10 August 2026
Earliest date for decision:	20 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	10/08/26

PLANNING CONSTRAINTS/STATUS

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: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

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
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1	All works exceeding 150 metres (492.1 feet)	YES	YES
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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

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=&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	Closest Approximate Distance
1	Bulmershe & Coronation Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Woodley CP	0 m