

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262169
Site Address:	52 Rochester Avenue, Woodley, Wokingham, RG5 4NA
Expiry Date:	7 November 2026
Site Visit Date:	24 September 2026
Proposal: Householder application for the proposed erection of single storey rear and side extensions with rooflight, following partial demolition of the existing garage and sunroom.	

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
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 DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
980459	Proposed two storey side extension to dwelling.	09/02/1999 - Approve

CONSULTATION RESPONSES

Internal

WBC CIL – not liable

REPRESENTATIONS

Parish/Town Council	Woodley Town Council:
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	- <i>The Town Council's Planning & Community Committee have considered this application and had no objections.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site comprises a 1950s two-storey semi-detached dwelling within an established residential area of Woodley. It includes associated landscaping and parking alongside an attached garage to the side and a sunroom to the rear. The surrounding area is predominantly characterised of similarly scaled semi-detached dwellings. A number of properties in this area have been altered through single and two-storey extensions.

Proposal: This application seeks permission to erect a single storey rear extension with a flat roof and to include a rooflight. The proposed development involves reconfiguring the ground floor by demolishing the existing back and side walls of the sunroom. The development would predominantly utilise the existing footprint of the sunroom but would project approximately 2 metres further into the rear garden. The extension would measure approximately 2.8 metres in height, with render and other external materials proposed to match the existing dwelling. The existing garage would be reduced in size as part of the proposed works and would be set back by approximately 1 metre from its existing front elevation.

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: Core Strategy Policy CP3 requires development to be appropriate in terms of its scale, mass, layout, built form, height, materials and character, and to achieve a high-quality design without detriment to adjoining land users or occupiers. R1 of the Borough Design Guide requires development to contribute positively towards, and be compatible with, the underlying character and quality of the local area, while R23 requires alterations and extensions to respond positively to the original building, contribute positively to local character and relate well to neighbouring properties.

The proposed extension would be located to the rear of the dwelling and would

therefore have limited visibility from the public realm. The extension would be single storey, modest in height and would incorporate a flat roof broadly reflecting the form of the existing sunroom. Matching render is proposed, helping the development relate appropriately to the host dwelling. The limited height, scale alongside the rearward position of the extension would ensure that it appears as a sympathetic and subservient addition, rather than competing with the main dwelling.

The adjoining property at No. 50 comprises a single-storey rear extension of a comparable form. The proposed extension at No. 52 would correspond with this established development in terms of its height and rearward projection, creating a balanced relationship across the semi-detached pair. Flat-roofed single-storey rear extensions of varying scales are also an established feature within the surrounding area.

The proposed reduction in size of the garage is deemed acceptable in terms of character of the area as it is a minor change and is reducing the footprint of the site by a small margin. The garage will appear further set back from the main dwelling and as a more subservient addition.

As such, the proposal would not have a detrimental impact on the character or appearance of the host dwelling or the surrounding area. The development would therefore align with Policies CP1 and CP3 of the Core Strategy and the design guidance within the Borough Design Guide.

Neighbouring Amenity: Policy CP3 of the Core Strategy requires development to achieve a high-quality design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed extension would be single storey and would correspond with the height and depth of the existing rear extension at the adjoining semi-detached property, thereby limiting its visual impact when viewed from that neighbour. Given its modest height, scale and relationship with the adjoining development, the proposal would not result in a detrimental loss of light or appear unduly dominant or overbearing.

The proposed rear-facing fenestration would be positioned at ground-floor level and would provide views principally across the site's rear garden, while the rooflight would face upwards. It would therefore not lead to a detrimental overlooking or loss of privacy to adjoining occupiers.

Overall, the proposal would not result in a detrimental impact on neighbouring amenity by reason of overlooking, loss of light or overbearing effect therefore aligning with Policy CP3 of the Core Strategy.

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.

Conclusion: For the reasons stated above this proposal is deemed acceptable and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	13 October 2026
Earliest date for decision:	6 October 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.10.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant