

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251890
Site Address:	29 Rochester Avenue, Woodley, Wokingham, RG5 4NA
Expiry Date:	2 October 2025
Site Visit Date:	28 August 2025
Proposal: Householder application for proposed single storey front porch extension (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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
021377	Proposed single storey rear extension to dwelling	Approved– 19/04/2002

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

N/A

REPRESENTATIONS

Parish/Town Council	Woodley Town Council – No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

This site relates to a two-storey semi-detached dwelling in Woodley. The immediate surrounding area is characterised by predominantly similar two-storey semi-detached properties, many incorporating garages. Dwellings are generally set back from the highway by approximately 5 metres, with driveways and front gardens providing a consistent sense of spacing. Traditional boundary treatments, such as low walls and hedges, contribute to the uniformity of the street scene.

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, within the major development location of Woodley 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:

CP1 of the Core Strategy states that the proposed extension should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed extension should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The borough design guide states that front extensions/ porch should “should generally project less than 2m forward of the building line.”, in that this application is in keeping of, projecting c0.6m .

The site is located within a residential area, characterised by residential housing. The proposal includes a front porch and fenestration changes.

The planning application states that the facing brickwork for the development would match the existing dwelling, along with fenestration in white uPVC to match existing and surrounding dwellings, and that the roof would match the existing pitched roof. During officer site visit, it was noted that the front porch has already been constructed, including all four walls and a pitched roof. Officers further note discrepancies between materials and fenestration utilised and those proposed, however, are assessing the application on the basis of the information submitted.

Front Porch:

The proposed front porch measures approximately 1.35m in width, 3.92m in depth, and 3.5m in ridge height.

The Wokingham Borough Design Guide (BDG) provides guidance on front porches in terms of scale and design, stating that:

- They are generally only acceptable where the building is set well back from the street frontage.
- Porches should generally project less than 2m forward of the building line.

The building is set back from the street by a medium driveway (approx. 5m). The front porch projects 1.35m from the adjacent wall and results in a modest forward projection of approximately 0.6m beyond the prevailing building line, due to inconsistencies in the front building alignment along the street this projection is considered modest and acceptable in terms of scale and design.

There are numerous examples of front porches within the surrounding area of a similar size and scale. As such, the proposal is not considered to have a significant impact on the character of the area and is broadly in accordance with Policy CP3 of the Core Strategy.

Neighbouring Amenity:

Policy CP3 of the Core Strategy requires development to be *“without detriment to the amenities of adjoining land users...or occupiers and their quality of life;”*

Overlooking:

The BDG stipulates that *“Across a street, the Council’s minimum distance of 10m is an accepted guideline for the distance to provide sufficient privacy... Frontages should be designed to provide residents with a reasonable degree of privacy whilst inside their house.”*

The development proposes one small front facing window similar to the existing and facing the street on the ground, c20.4m away from the opposite properties therefore there are no concerns of overlooking.

Loss of Light and Overbearing

Given that the proposed extension is single-storey and modest in both scale and design, it is not considered to result in any significant loss of light or create an overbearing impact on neighbouring properties.

Highway Access and Parking Provision:

The proposal does not cause an increase in the number of habitable rooms, therefore there is no need for an increase in parking spaces on the driveway.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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 subject to conditions
Date:	09.09.2025
Earliest date for decision:	3 September 2025

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Recommendation agreed by: (Authorised Officer)	MC
Date:	11.09.2025

PLANNING CONSTRAINTS/STATUS

- *Major Development Locations – Woodley*
- *Sharp Sand and Gravel*
- *Consultation Zone - Major Nuclear Site*
- *Environment Agency Surface Water Flood Zones*
- *Great Crested Newt Impact Risk Zone – Green*
- *Landscape Character Assessment 2019*