

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253124
Site Address:	8 Rochester Avenue, Woodley, Wokingham, RG5 4NA
Expiry Date:	6 March 2026
Site Visit Date:	N/A
Proposal: Householder application for the proposed erection of single storey front and rear extension, to include insertion of roof lanterns.	

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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways- No objection subject to condition
WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey semi-detached dwelling with associated parking at landscaping in the residential area of Woodley, Wokingham. The surrounding area is characterised by demi-detached dwellings that are similar in architectural style with varying forms.

Proposal: This application seeks permission to erect a single storey front and rear extension, to include insertion of roof lanterns and changes to fenestration.

The proposed front extension will facilitate a front entrance hall, and downstairs W/C, following the demolition of the existing front porch.

The single storey front extension will be approximately 3.5 meters in length and 2.9 meters in width.

The proposed development to the rear involves reconfiguring the ground floor by demolishing the existing dining room and replacing it with a new single-storey extension. This extension will utilise the same general position as the current and will incorporate part of the existing utility room. The new rear extension will project approximately 1 metre further than the existing, and the remaining utility room will be reduced in size by around 2 metres.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Rochester Avenue and the surrounding area comprises of two-storey semi-detached dwellings with associated parking and landscaping. Throughout the development the

surrounding dwellings have similar architectural style with varying forms. There are also examples of front and rear extensions which do not have an impact on the street scene.

The proposed extensions will be positioned to the front and rear of the dwelling. R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

Both the extensions appear to be sympathetic and subservient additions to the host dwelling, the front extension will incorporate a pitched roof to match the existing along with fenestration changes that relate well, whilst the rear extension will have a flat roof with 2.No roof lanterns. Although the roof design at the rear does not follow the same design as the existing, both extensions are proportionate in scale and will utilise materials that relate well to the existing design, therefore having an acceptable impact on the appearance of the dwelling and the public realm.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Regarding neighbouring amenity, both extensions do not exceed the boundary line and are acceptable against the BDG (Borough Design Guide). It is noted from the proposed plans, that there are proposed fenestration changes to the front and rear elevations.

The existing front extension is proposed to be demolished to allow for the construction of a new single-storey front porch. The alterations to the front of the property include the addition of one new window to the front elevation and one new window to the side elevation, both at ground-floor level.

To the rear, the works include the installation of bi-folding doors and 2.No roof lanterns within the new extension.

Given the small scale of the proposal and the adequate separation distance from the neighbouring dwelling, the extensions are not considered to result in any adverse impacts in terms of overlooking, loss of light, or overbearing effects.

Highway Access and Parking Provision: The Council's Highways Officer has reviewed the application. Whilst the total number of habitable rooms can't be identified from the plans, the proposal seeks the erection of single storey extensions only. The single storey front extension does not affect the existing driveway, nor prohibit accessibility for cycle storage.

Whilst it is expected that there is no additional demand for car parking and no reduction in parking provisions, the applicant proposes to convert part of the existing front garden into hardstanding for additional parking spaces.

The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Therefore, condition CG5 will be applied if the applicant wishes to provide additional parking spaces.

Conclusion: For all the above, the proposal is acceptable, and the application 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:	Yes
Recommendation:	Approve
Date:	3 March 2026
Earliest date for decision:	2 February 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	05.03.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant