

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261437
Site Address:	53 Austin Road, Woodley, Wokingham, RG5 4EL
Expiry Date:	12 August 2026
Site Visit Date:	3 August 2026
Proposal: Householder application for the proposed erection of a rear outbuilding.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
170061	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.27 m for which the maximum height would be 3.7 m and the height of the eaves 2.6 m.	Approve 3rd February 2017
170060	Application for a certificate of lawfulness for the proposed single storey rear extension to existing	Approve

	dwelling and insertion of 4 Velux windows.	9th February 2017
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CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised, but they were concerned over the proposed height of the outbuilding at 2.8m. <i>Officer comment: The impact of the development on character of the area and neighbour amenity is discussed in the main report.</i>
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: The site comprises a semi-detached dwelling within the residential area of Woodley. Vehicular side access is via a shared driveway to a garage at the rear. The front garden is approximately 12m in depth and has a paved area for off street parking and the rear garden is approximately 28m in depth. The rear and north-western side boundaries are formed by close-boarded fencing approximately 1.8m high, while the south-eastern side boundary is defined by open chain-link fencing.

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.

Proposal: The proposed outbuilding would be used as a gym and sited approximately 18m from the rear wall of the main dwelling. It would have a flat roof and measure 5m wide, 3.5m deep and 2.8m high. The building would be set approximately 1m from the side boundaries and 1.3m from the rear boundary. The front elevation would include double doors with long windows either side, while rear

elevation would include a small top-opening window at least 1.7m above the internal floor level.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

In this case, the developments modest footprint, flat-roofed form and siting within the rear garden would be read as a domestic ancillary structure subordinate to the host dwelling. Given the depth of the rear garden and the separation from the public realm, the proposal would not appear visually intrusive or out of keeping with the residential character of the site. Therefore, it would not harm the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

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

Overlooking: The glazed doors and front-facing windows would be approximately 30m from the rear wall of No. 51 Austin Road and 27m from the rear wall of No. 55 Austin Road, exceeding the 22m minimum separation distance recommended in the Borough Design Guide. Oblique views into ground floor habitable rooms at No. 51 would be screened by the approximately 1.8m high boundary fence. Views towards No. 55 would be across a substantial separation distance and within a domestic rear garden context. Existing boundary treatment and intervening garden features would further reduce views. The rear window would be at least 25m from the habitable rooms at Nos. 23 and 25 Fitzroy Crescent and positioned 1.7m above internal floor level. As such, the proposal would not result in any unacceptable loss of privacy.

Loss of Light: Given the single-storey height of the outbuilding, its siting within the rear garden and its separation from neighbouring habitable room windows, the proposal would not result in any materially harmful loss of light to neighbouring occupiers.

Overbearing: The outbuilding would have a maximum height of 2.8m, which is below the 3m height recommended in the BDG for single-storey development within 2m of a side boundary. Although the building would be positioned close to the side and rear boundaries, its limited depth, flat roof form and overall height would ensure that it would not have an unduly dominant or enclosing effect when experienced from neighbouring gardens. As such, the proposal would not appear visually overbearing to neighbouring occupiers, who would retain adequate private amenity space.

Overall, the proposal would comply with Core Strategy Policy CP3 in respect of

neighbouring amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. As the proposal would be ancillary to the existing dwelling and would not increase the number of bedrooms or create a separate planning unit, it would not generate a requirement for additional parking. The existing driveway would retain space for at least two vehicles, which is appropriate for the host dwelling.

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:	11 August 2026
Earliest date for decision:	9 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11/08/26