

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250318
Site Address:	96 Loddon Bridge Road, Woodley, Wokingham, RG5 4AN
Expiry Date:	25 March 2025
Site Visit Date:	13/3/25
Proposal: 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 4.00m, for which the maximum height would be 3.70m and the height of the eaves 2.40m.	

PLANNING HISTORY – None applicable

REPRESENTATIONS

Neighbours	One objection received
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APPRAISAL

Site Description: Detached.

Land/ Property Designations:

- There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).
- The site is not subject to any wildlife or habitat designations.
- The site is in the major development location of Woodley

Consultation: All adjoining neighbouring properties were consulted on 11 February 2025 and given the statutory 21 days to respond. One objection received making the following points:

- Concern surrounding another application on the site
- Concern around flooding
- Concern around mature trees

Assessment:

This application is allowed under the proposal is allowed under the legislation covered in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Class A.

The concerns raised regarding the multiple applications are not a material consideration for this application as each application is assessed on an individual basis. Additionally, the two applications are not dependant on one another and could

be carried out separately.

With regard to flooding and mature trees, the site is in flood zone one and not at an increased risk of surface water flooding and there are no TPO Trees on the application site.

The development has a modest eaves height of 2.4 metres and would extend approximately 1.2 metres past the rear wall of the attached neighbouring dwelling. As the development is only extending a short distance past the neighbouring rear wall, any effect on overbearing or loss of light to this neighbour would not be detrimental.

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	
Recommendation:	Approve
Date:	7/3/25
Earliest date for decision:	4 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.03.2025