

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251403
Site Address:	79 Woodlands Avenue, Woodley, Wokingham, RG5 3HG
Expiry Date:	6 August 2025
Site Visit Date:	24 June 2025
Proposal: Householder application for the proposed erection of single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Woodley (Major Development Location)

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
209/49	Layout	Approved 04/06/1949
788/54	Outline	Approved 02/08/1957
579/57	Outline	Approved 02/08/2025
779/57	Det. Bungalow	Approved

		08/10/1957
958/57	Det. Bungalow	Approved 10/12/1957
240234	Prior approval submission for the proposed enlargement of the existing bungalow through the erection of 1 no. additional storey to a maximum height of 8.10 metres.	Approved 25/03/2024
241138	Application for submission of details to comply with the following condition of planning consent 240234 dated 22/03/2024. Condition 4 Construction Method Statement.	Approved 04/06/2024
241189	Application to vary conditions {2,3} of planning consent {240234} for the enlargement of existing bungalow through the erection of 1 no. additional storey to a maximum height of 8.10m. Conditions 2 and 3 refers to Approved details and External Materials and the variation is to allow a rendering finish to the whole dwelling as opposed to part brick part rendered elevations.	Approved 04/07/2024
250979	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 8.00 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m plus a single storey rear extension, which would extend beyond the rear wall of the original house by 4.97 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m.	Approved 19/05/2025

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC Landscape and Trees – No objections
WBC CIL – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	The Planning & Community Committee have considered this application and had no objections.
Ward Member(s)	No comments received
Neighbours	Two objections received on the following grounds: - Concerns of use as a HMO (Officer comment: This

	<i>is not the case. Furthermore, HMOs with under 7 occupants do not require planning permission. If the number of unrelated occupants were to exceed 6, planning permission would be required.)</i> - Bright light on the rear elevation of the house (<i>Officer comment: This is not relevant to the development proposals.)</i> - Overlooking onto neighbouring properties. - Impact on adjacent conifer trees.
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APPRAISAL

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:

The proposed single storey rear extension would have a gable/flat roof form and would protrude between 12.7 and 8 metres from the rear of the dwelling. Whilst notable in depth, the extension's form would be well screened from the public realm and would have no notable visual impact as a result. Therefore, the impact of the extension on the character of the area would be acceptable.

Neighbouring Amenity:

Overlooking:

The single storey nature of the extension warrants no concerns on these grounds. Outlook from the side windows proposed would face onto the existing 1.8m (6ft) close boarded fencing boundaries which is acceptable. Outlook from the rooflights would not be possible due to their cill height.

Loss of Light & Overbearing:

With regards to the impact onto no.77 Woodlands Avenue, the 2.6 metre separation distance between the extension and the neighbouring boundary, plus the modest 2.5

metre eaves height, would result in no adverse impact on the occupiers of the neighbouring property.

Similarly, despite its notable depth, most of the extension would also retain a 1 metre separation distance from the boundary shared with no.81 Woodlands Avenue. This boundary is also densely lined with mature coniferous vegetation which lies within no.81's garden, screening the majority of the impacts of the extension.

Also of note is that the site has Prior Approval permission for an 8 metre rear extension in an identical location to the 8 metre element proposed currently (consent 250979). It is not considered that the development would have any greater amenity impacts on this regard.

Highway Access and Parking Provision:

WBC Highways raise no objections to the proposals on highway safety or parking provision grounds.

Amenity Space:

The proposals would not harm the usability of the site's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and the proposals represent no additional flood risk.

Landscape and Trees:

The extension retains a 1 metre separation distance from a line of conifer trees within no.81 Woodlands Avenue's garden. These trees are unprotected, and their root growth would primarily focus westwards (away from the proposed extension) due to their immediate proximity to the fence line.

As a result, there is no anticipated adverse harm on these trees. Further to this, the harm would not be any greater than that already consented by application 250979.

Ecology:

There are no ecological concerns.

Community Infrastructure Levy (CIL):

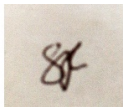
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed 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
Date:	24 July 2025
Earliest date for decision:	3 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24.7.25