

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252614
Site Address:	7 Harris Close, Woodley, Wokingham, RG5 4XH
Expiry Date:	21 January 2026
Site Visit Date:	5 January 2026
Proposal: Householder application for the proposed erection of a part single- storey and part two-storey rear extension with roof lights and associated alterations to fenestration, with the demolition of the existing rear conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley
Bat Roost Habitat Suitability
Great Crested Newt Impact Risk Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
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 FD1 – Development and flood risk (from all sources) NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
29802	Detached House and Garage	Approve 16 th March 1988

CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Condition

WBC Ecology – No Objection

WBC Green Infrastructure – No Comment

External

N/A

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: A detached dwelling in the residential area of Woodley. The principal elevation and shared driveway are angled at 90 degrees to the highway. The rear garden is enclosed by a fence and wall approximately 2m in height and there are trees and tall vegetation adjacent to the rear boundary.

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: Erection of a part single- storey and part two-storey rear extension with roof lights and associated alterations to fenestration, with the demolition of the existing rear conservatory. The single storey rear extension will have a flat roof with roof light, a window and bi-fold doors on the rear elevation. It will facilitate a utility room and dining room and measure 3m in height, and 6.4m in width. The dining room would project 3.4m from the existing rear wall and the utility room would project 1.8m from the rear wall of the garage.

The two-storey rear extension will have a pitch roof and measure 7.1m in height to the top of the pitch, 3m in depth and 5.6m in width. It will facilitate a family room on the ground floor with bi-fold doors. On the first floor it would facilitate a bedroom with rear facing window and 2 no. north facing windows. On the south side elevation there will be 1 no. window on the first floor to serve an existing bedroom, 1 no. window to serve the proposed bedroom and 3 no. small windows on the ground floor to serve the existing living room and proposed family room.

Procedural Matters

Revised Proposed Floor and Elevation plans were received by the Council on 19th January 2026 and after the consultation date had ended. However, the revised proposed plans showed a minor amendment to show the first-floor rear elevation window as obscured glazing and non-opening below 1.7m from the internal floor level and the addition of a window to the first floor of the east and west elevations. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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.

The street scene is a residential development of detached houses arranged in short cul de sacs and having open plan front gardens. The application site is on a corner plot with the south facing side elevation being parallel with highway and the front access being via a shared driveway. The neighbouring properties at no 8 and 9 Harris Close have first floor extensions.

In this case, the two-storey rear extension would be partially visible above the side boundary wall adjacent to the highway. However, the maximum eaves height and ridge height would be approximately 0.3m lower than the main roofline. Also, it would face onto a shared driveway on the opposite side of the highway and would not interrupt the rhythm of buildings and gaps between them along the street frontages. Therefore, it would not cause significant harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to neighbour amenity.

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 proposed 2 no. windows on the first floor and 3 no. small windows on the ground floor of the south facing side elevation would not face onto habitable rooms at no. 18 Harris Close. On the west elevation, the first-floor landing window and bedroom window would face the bathroom window at no. 8. Harris Close. The back-to-back separation distance with 6 Harris Close would be approximately 15.5m which is less than 22m as recommended in the Borough Design Guide. However, the proposed rear bedroom window would be obscure glazing and non-opening below

1.7m of the internal floor level. There are no side windows on the single storey extension, and the development would be set back from the rear wall of no. 8.

Loss of Light: The proposal would not result in loss of light to neighbouring habitable rooms.

Overbearing: The 2-storey rear extension would be 0.3m lower than the main roof line and extend beyond the original rear wall by approximately 3m. The single storey rear extension for the dining room and utility would extend beyond the rear wall by approximately 3.4m. The height of the flat roof to the utility room would be 3m and the separation distance with side boundary would be approximately 0.5m. Therefore, the proposal would not have an overbearing impact on neighbouring amenity given the neighbouring occupants would have adequate access to open space.

In conclusion, the application would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The WBCs adopted parking standards after development state that 3 or more spaces are required for a 4 or more-bedroom development. In this case the existing garage has been previously converted to an office and storage area. The proposal will provide one additional bedroom.

Flooding and Drainage: The Drainage Officer raises no objection subject to condition and has commented: *"LLFA received this Householder application for the proposed erection of a part single- storey and part two-storey rear extension with roof lights and associated alterations to fenestration, with the demolition of the existing rear conservatory. The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.*

Condition

No construction shall take place until details of the drainage system for the site have been

submitted to and approved in writing by the LLFA. The details shall include how the site

currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10."

Officer comment: In this case, the increase in footprint would be approximately 20m² and the proposal would not significantly increase the risk of surface water runoff. Therefore, it would not be reasonable to add a drainage condition, were the

application to be approved.

Ecology: The Ecology Officer raises no objection to the proposal.

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:	20 January 2026
Earliest date for decision:	9 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20/01/26