

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252231
Site Address:	40 Clover Rise, Woodley, Wokingham, RG5 4WL
Expiry Date:	14/11/2025
Site Visit Date:	03/10/2025
Proposal: Householder application for the proposed single story side extension with flat roof and roof light installation.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List National Planning Policy Guidance (NPPG)

PLANNING HISTORY

Application No.	Description	Decision & Date
n/a	n/a	n/a

CONSULTATION RESPONSES

Internal

Ecology – No comment
Highways – No objection
WBC Ecology Newts – No objection – infomative issued on decision notice.

External

None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site comprises a three-storey semi-detached townhouse constructed in red brick, located within the well-established and visually consistent residential street scene of Clover Rise, Woodley.

The property benefits from a modest private rear garden, currently extending c11 metres in length and c4 metres in width. The garden is enclosed by red brick fencing on three sides and timber fencing shared with the neighbouring plot, providing a reasonable degree of privacy.

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:

CP1 of the Core Strategy states that the proposed extension and external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed extension and external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposed extension is located to the side of the property within the garden. The site is located on a corner plot and thus the roof and projection of the proposal would be appreciable from the street scene. This said, there is a tall brick wall present adjacent to the highway of circa 2 metres which would limit full views. In combination with the proposal's modest scale and the presence of boundary treatment, it would have no detrimental impact on the character of the area. Its flat roof form, limited height, and matching external materials ensure that the development remains subservient to the dwelling and the established vernacular within the wider development.

Officers note the neighbouring property features a similar extension of approximately 3 metres which contributes to the character of the area. While the proposed projection of 4.11 metres marginally exceeds the Borough Design Guide (BDG) guideline extensions of this nature (4 metres), given the modest scale, positioning, and use of

materials that respect the character of the existing property, the proposal is considered appropriate in terms of design and character and complies with Core Strategy Policy CP1 and CP3.

Neighbouring Amenity:

Overlooking:

The proposed extension includes a flat roof with a centrally positioned rooflight, reaching a max height c3.5m and c3m without the rooflight, and no side-facing windows. As such, there are no opportunities for direct overlooking. Additionally, the neighbouring extension features solid red brick flank walls that rise beyond the height of its glazed roof, providing an effective visual barrier and maintaining a high level of privacy on both sides.

Loss of Light / Overbearing:

Due to its single-storey height and flat roof design, the proposed extension is modest in scale. Whilst the proposal would not accord with the BDG as it is located flush to the boundary, the presence of the neighbouring extension's sloping red brick side walls, which exceed the height of its glazed roof, reduces any excessive sense of enclosure. As a result, the development would not appear overbearing when viewed from the neighbouring property. Additionally, the height and positioning of the extension ensure that it would not result in any significant loss of light to adjoining occupiers.

Residential Amenity Space:

The existing garden measures c11m x 4m, and the proposed extension would reduce the garden length to c7 metres. Although the BDG recommends a minimum garden length of 11 metres. The retained garden area is still considered sufficient for domestic use. It would retain privacy through existing boundary treatments and continue to receive natural sunlight for a significant portion of the day.

As such, the proposal is considered to have no significant adverse impact on neighbouring amenity, in accordance with Core Strategy Policy CP3.

Conclusion:

Overall, the proposed extension respects the character of the area and preserves neighbour amenity. It would not result in unacceptable overlooking, overbearing impact, or loss of light, and is therefore considered acceptable in planning terms and recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	APPROVED
Date:	29/10/2025
Earliest date for decision:	10/10/2025

Recommendation agreed by: (Authorised Officer)	
Date:	29/10/25

PLANNING CONSTRAINTS/STATUS

- **Mineral Safeguarding Areas - Sharp Sand and Gravel**
- **Bat Roost Habitat Suitability**
- **Badger Consultation Zones**
- **Great Crested Newt Impact Risk Zones – Householder**
- **Ward – Loddon**
- **Parish – Woodley**