

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251584
Site Address:	5 Ashtrees Road, Woodley, Wokingham, RG5 4LP
Expiry Date:	30 September 2025
Site Visit Date:	15 September 2025
Proposal: Householder application for the proposed erection of a two-storey rear extension with associated alterations to rear and side fenestration, following demolition of the existing rear conservatory.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging ER9 – Woodley town centre and Lower Earley district centre
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
970042	Proposed Two Storey Side Extension To Dwelling And Rebuilding Of Single Storey Rear Extension	Approve 5th September 1997

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a two-storey linked detached dwelling with a driveway for off street parking in the residential area of Woodley.

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 two-storey rear extension with associated alterations to rear and side fenestration, following demolition of the existing rear conservatory. The nearest separation distance with a side boundary would be 3.6m. The two-storey rear extension will measure approximately 7m in height, 5.8m in width and 1.7m in depth. This will enlarge the existing kitchen and dining arrangement on the ground floor, bedroom 3 on the first floor and create a new en-suite. Furthermore, the internal space will be reconfigured.

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 road comprising detached and semidetached houses

of varying designs and ages. In this case, the roof line of the rear extension would be the same height as the main roof of the dwelling. Furthermore, the extension would not be visible from the public realm. Therefore, it would not cause significant harm to the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 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 rear extension will not directly overlook habitable rooms at no's 3 and 7 Ashtrees Road, and the back-to-back separation distance with 92 Butts Hill Road would be approximately 23m. The first-floor window of the side extension would be replaced by a Juliet balcony. Therefore, there would be no significant increase in overlooking.

Loss of Light: The 45-degree angle test is advocated within the *British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen in figures 1 and 2, both the horizontal and vertical tests are complied with. Therefore, the proposal would not result in significant additional overshadowing.

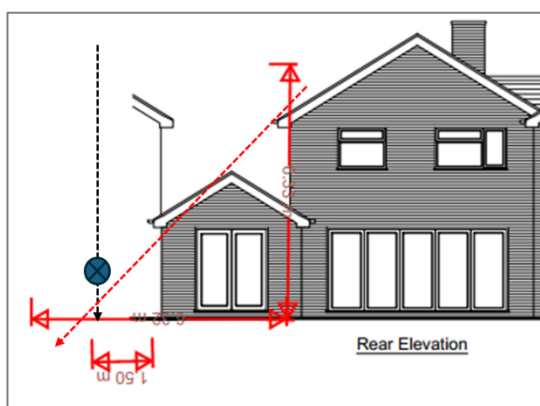


Figure 1 vertical 45-degree angle test

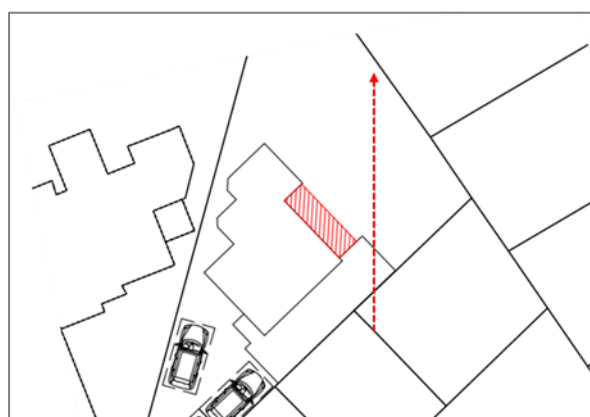


Figure 2 Horizontal 45-degree angle test

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the proposal would partially infill the existing two storey side extension and rear single storey extension. The ground floor of the proposal would be in line with the rear wall of the existing rear extension and the south facing side wall of the first floor would project beyond the main rear wall by approximately 1.2m. The maximum eaves height and ridge height would be than that of the existing property and the separation distance with nearest side boundary would be 3.6m. Therefore, the proposal would not cause significant harm to neighbouring amenity in terms of visual impact and given that neighbours have adequate access to outdoor

space.

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

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *“The applicant proposes to increase the numbers of habitable rooms from 7 to 8. The existing driveway and garage will be retained. According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The retainment of existing driveway parking meets the council’s parking requirement, which is acceptable. No negative impacts on abilities for cycle storage are expected, which is acceptable”.*

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:	Yes
Recommendation:	Approve
Date:	25 September 2025
Earliest date for decision:	28 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	25/09/25