

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251015
Site Address:	273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL
Expiry Date:	9 June 2025
Site Visit Date:	Not required unless objection received
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 6.00m, for which the maximum height would be 2.98m and the height of the eaves 2.55m.	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
132/52	Garage	Approval 8/4/1952
PD/363/68	Conservatory and Garage extension	Approval 11/7/1968
PD/644/71	Conservatory	Approval 28/10/1971
BR 3758	Erection of porch	Approval 10/11/1975

REPRESENTATIONS

Neighbours	269 Loddon Bridge Road - Objection regarding the extension encroaching over the boundary, objection submitted on the behalf of 271 Loddon Bridge Road 267 Loddon Bridge Road - Objection regarding the extension encroaching over the boundary 3 Cobham Road – Objection regarding overbearing, a dominating and oppressive effect, and the effect of multiple applications being submitted at once
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APPRAISAL

Site Description: Semi-detached two storey dwelling in the major development location of Woodley.

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.

Consultation: All adjoining neighbouring properties were consulted on 29 April 2025 and given the statutory 21 days to respond. There was a number of objections which are summarised above.

Procedural:

This application proposes development outside of the curtilage (as defined by the redline on the submitted Location Plan) of the application site. This means it is not eligible for Permitted Development rights under Part 1, Class A. The heading for Part 1 is clear that it only applies to “Development within the curtilage of a dwellinghouse”. The development therefore does not fall within the scope of Part 1 and for this reason cannot be permission development.

As there have been neighbour objections to this application, the LPA is required to assess this application against guidance

Site Description:

This application relates to a semidetached two storey dwelling on a corner plot in the major development 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.

Character of the Area:

As this extension is single storey and to the rear of the dwelling, albeit a corner plot, it will be largely not visible from the public realm, therefore not negatively impacting the character of the area.

Neighbouring Amenity:

Overlooking:

As the proposed rear extension would be limited to single storey, there are no concerns regarding loss of privacy to neighbours.

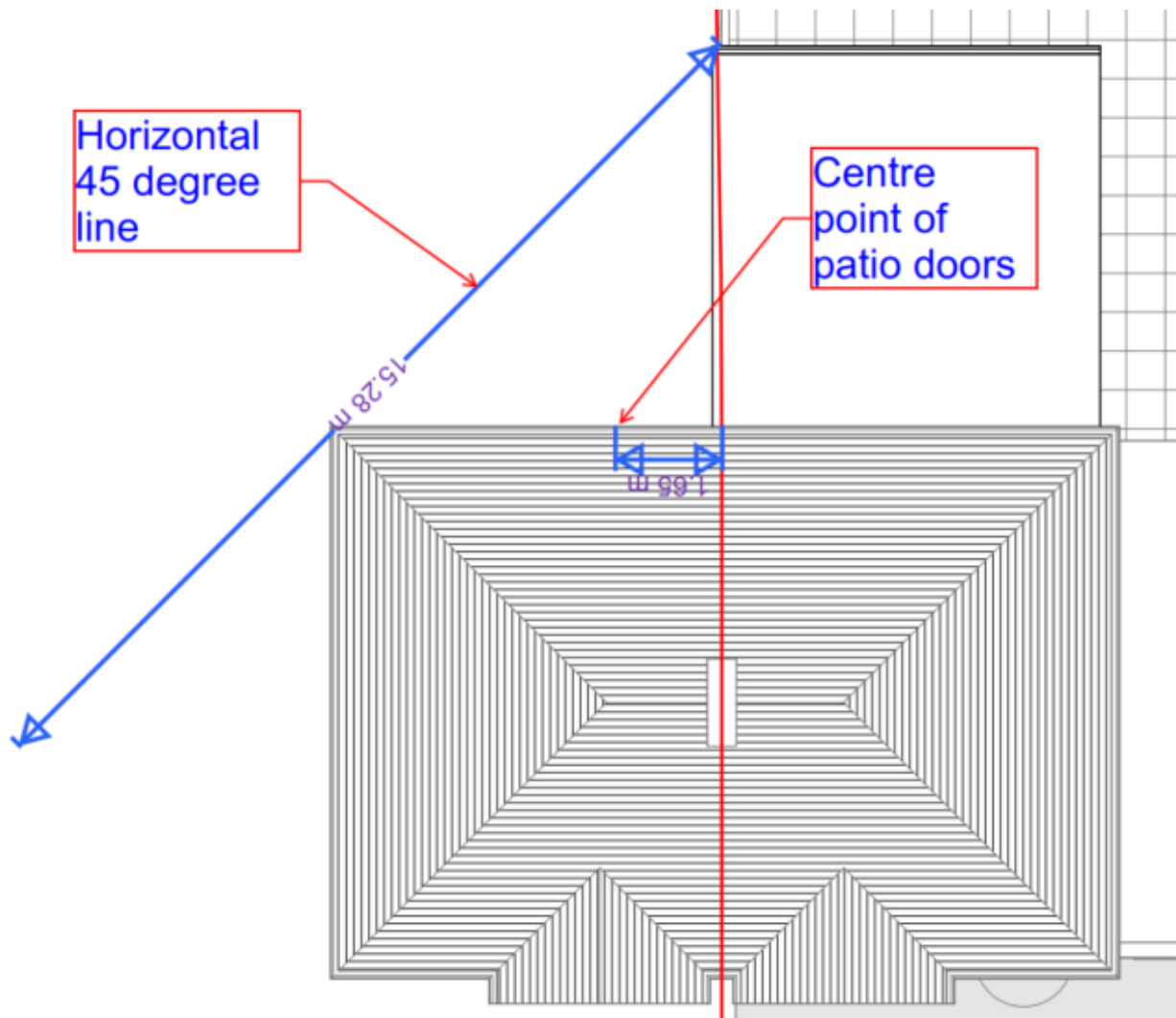
Loss of light:

The Borough Design Guide states that, “the primary consideration for rear extensions is upon neighbours”. Considering the significant depth of 5.98 metres the extension and the flat roof height of 2.98 metres, the proposal would have a detrimental impact

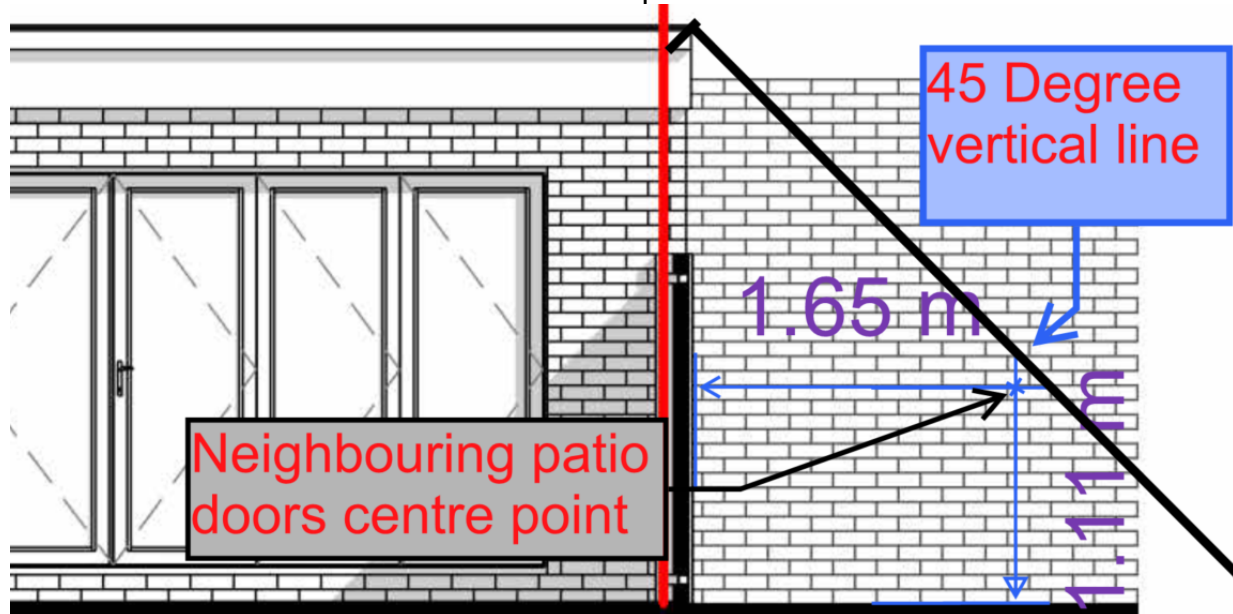
on light to the adjoining neighbour at 271 Loddon Bridge Road.

The Borough Design Guide also states that “Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary.” This development is not only adjacent to the boundary but protruding across the curtilage of the application site. Additionally, the depth is outside of the borough design guidance of 4 metres from the rear wall of the property, at 50% extra, this is a significant difference to what is generally considered acceptable.

The loss of light issue is most significant on the French doors which on the rear elevation of number 271. The midpoint of these doors are just 1.65 metres from the boundary with the application site. A simple 45-degree light test shows a large breach of the 45-degree line. Considering the vertical 45-degree light test, the breach is minor yet still conflicts with the guidance. No information has been submitted by the applicant to show any mitigation of these impacts. The 45-degree tests have been carried out as part of this assessment and shown below.



On the Vertical axis the breach is much less profound but a breach nonetheless.



There will also be a significant and detrimental loss of light impact to the neighbouring amenity area. This initial 6 metres of space directly outside the main access to the garden by way of the patio doors will be the main amenity space used by the neighbour. A large amount of this space would suffer from loss of light from these proposals.

As the proposal would notably breach the 45-degree test for loss of light, and there is an absence of further information or any relevant surveys to justify the impact the development would have in this regard, the significant built form of the proposed extension would result in a detrimental loss of light to No. 271, thus adversely impacting the amenities of the neighbouring residents.

Overbearing:

Additionally, to what is stated above, the extension conflicts with the Borough Design as it would be hard against side boundary and thus would fail to maintain a 1 metre gap in order to limit a sense of enclosure. As a result, the excessive run of built form proposed to be built adjacent to the shared boundary with No. 271 would result in an overly oppressive and overbearing structure that would detrimentally impact the neighbouring amenities of No. 271 Loddon Bridge Road, with the proposed extension spanning across the most important areas of their garden.

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.

Conclusion: The application is refused on two grounds. Firstly, it fails to fall under Class A of the General Permitted Development Order as the development crosses over the red lien boundary. Secondly the application fails to comply with policy when assessed against local and national guidance. The proposals would result in a harmful and detrimental loss of light and overbearing impact on the neighbour at 271 Loddon Bridge Road.

RECOMMENDATION	
Recommendation:	Refuse
Date:	5/6/25
Earliest date for decision:	21 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	05.06.2025