

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261355
Site Address:	90 Elm Drive, Woodley, Wokingham, RG5 4FE
Expiry Date:	3 August 2026
Site Visit Date:	24 June 2026
Proposal: Householder application for the proposed alteration of the rear elevation fenestration to facilitate the formation of an enlarged opening and installation of bifold doors.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY – None Relevant

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

CONSULTATION RESPONSES

Internal
No comments received
External
No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a two-storey dwelling with detached garage and brick boundary treatments, on a corner plot within a residential street on Elm Drive.

Proposal Description:

The application seeks permission for the alteration to the rear fenestration through the formation of an enlarged opening and installation of bifold doors.

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 alterations would be entirely to the rear of the dwelling. The dwelling is situated on a corner plot however by virtue of brick boundary treatments the proposed would have limited visibility from the public realm

Whilst the door design and materials would differ from the existing, this is not considered to appear incongruous. The development would therefore have limited impact on the character and appearance of the area.

Neighbouring Amenity:

Overlooking:

The proposal includes the installation of bifold doors within the rear elevation of the dwelling. Whilst this would increase the extent of glazing at ground-floor level, it would not result in any additional built form or massing. Outlook from the proposed doors would be directed primarily across the application site's private rear garden, consistent with the existing arrangement.

Furthermore, a separation distance of c15.5m would be maintained between the proposed bifold doors and the opposing flank elevation of the adjacent dwelling, which has no openings. Given the ground-floor position of the proposed openings, the separation distance and the existing relationship between the properties, the proposal is not considered to result in unacceptable overlooking or loss of privacy.

Loss of Light:

There are no proposed changes in massing or footprint: no loss of light impacts are anticipated.

Overbearing:

There are no proposed change is massing; no overbearing impacts are anticipated.

Highway Access and Parking Provision/Amenity Space/Flooding and Drainage:

There is no proposed increase in built form, no unacceptable impacts are anticipated.

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:	Not required
Recommendation:	Approve
Date:	17 July 2026
Earliest date for decision:	1 July 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.07.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant