

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250500
Site Address:	37 Coppice Road, Woodley, Wokingham, RG5 3RA
Expiry Date:	1 May 2025
Site Visit Date:	13 March 2025
Proposal: Householder application for the proposed replacement of existing conservatory roof, including raising of the pitch plus changes to fenestration to include insertion of 3no. rooflights.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Woodley
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
135/58	Semi-Detached House	C/A – 08/07/1958

CONSULTATION RESPONSES

Internal

WBC Highways: No comment

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a semi-detached dwelling on a late 1950s residential development in Woodley. The dwelling sits at the western end of a row of 6no. semi-detached dwellings which are similar in style but have a varied appearance due to differing alterations and extensions. The character of the wider area is primarily suburban residential development.

Proposal:

This application proposes replacing the roof of an existing single storey rear addition. The proposed mono-pitched roof form would raise the height of the structure by approximately 0.9m, to a total height of approximately 3.45m. Fenestration changes including the insertion of 3no. rooflights is also proposed. There are no proposed changes to the footprint of the existing dwelling.

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.

Design and Character of the Area:

The proposal would be a modest addition to the existing dwelling. The raising of the roof at the rear would add minimal bulk, while the extension as a whole would remain in keeping with the size and appearance of several neighbouring examples. The proposed pitched roof would relate well with the main gable roof form. The proposed fenestration would be proportionate in size to the existing and subsequently have a neutral impact on the appearance of the host dwelling. Moreover, the proposal would not be visible from the street scene due to its siting at the rear.

Overall, the proposal would have an acceptable impact on the visual amenity of the

street scene and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

While sited in very close proximity to the shared side boundary with the adjoining semi (No.35 Coppice Road), the proposal would not result in a significant change to the existing relationship with this neighbouring property. Due to the proposal not increasing the footprint of the existing addition, the proposal would remain in line with the existing rear addition serving No.35 while the increased ridge height would not have a discernible impact in terms of bulk due to its pitched roof form.

Therefore, the proposal would not introduce any adverse harm on neighbouring amenity in terms of loss of light, loss of privacy or any overbearing impact in accordance with Core Strategy policy CP3.

Other:

The proposal would not impact on the site's existing parking provision or any soft landscaping features. The site is not located within an area where bat roosts have previously been identified and therefore a bat survey is not required for the assessment of this application.

Subject to conditions, the application is acceptable and is therefore recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	24 April 2025
Earliest date for	31 March 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.01.2025