

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250755
Site Address:	53 Drovers Way, Woodley, Wokingham, RG5 3PH
Expiry Date:	29 May 2025
Site Visit Date:	09 April 2025
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing rear canopy roof and detached outbuilding.	

PLANNING CONSTRAINTS/STATUS

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 CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments recieved

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Woodley Parish Council had no objections to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site relates to a semi-detached, two-storey dwelling in Woodley. The immediate surrounding area is characterised by other semi-detached residential properties with similar architectural style. The use of a different exterior materials differentiates the dwellings from their neighbour, creating a slightly varied street scene. All surrounding dwellings benefit from traditional features including front driveways, front lawns and rear gardens. All dwellings are set back from the highway, separated from the pedestrian highway by low walls, fences or bushes.

Proposal:

This application seeks permission for the erection of a single storey rear extension measuring approx. 4.5 metres in length, 5.8 metres in width and 2.7 metres in height.

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 site is located within a residential area. The proposed single storey rear extension will create a dining/ family room. The development will measure approx. 4.5 metres in length, 5.8 metres in width and 2.7 metres in height. Although, the original proposal proposed a length of 5.3 metres. This was deemed to be too significant of a depth for a terraced property, it also exceeded the BDG guidance by 1.2m. The applicant agreed to an amendment and reduced the depth of the extension by 800mm.

The facing brickwork proposed for the exterior of the extension will differ from the existing dwelling (pebbledash). The materials used for the roof will also differ from the existing, using single ply membrane. The roof of the extension will have a flat roof formation. Proposed fenestrations include a set of bi-fold doors stretching across majority of the rear elevation (4.3 metres), no fenestration is proposed on either side elevation. The existing outbuilding will be removed to be replaced by the extension.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- *Rear extensions should not project more than 4 meters from the main rear wall here they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The rear extension projects out by approx. 4.5 metres which marginally exceeds the recommended 4m by the BDG. Despite this being contrary to guidance, the extension would still appear as a subservient addition to the dwelling by virtue of its limited eaves height of 2.6 metres and appropriate design.

Generally, materials should match or be similar to the existing dwelling, however in this case, the use of different exterior materials to the existing dwelling would not adversely detract from the appearance of the dwelling and as the proposal is rear development it will not be impactful to the street scene.

Within the vicinity, there are various examples of rear development including no. 60 Drovers Way. This demonstrates that rear development is common on the street and is not out of character of the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

As the proposal is single storey with no proposed side windows, there are no concerns of the proposal causing overlooking to either neighbour.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 51 Drovers Way. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

The same test was carried out for no.55 Drovers Way as well. This was marginally breached by one of the ground floor windows. However, the breach was not considered significant enough to warrant refusal of this application. As well as this, a minimum distance of 2.5m would be retained between the boundary and impacted windows allowing for light to travel to the windows. As a result, although the test was breached, the loss of light to 55 Drovers Way would not be significant.

Overbearing:

As the proposal is only single storey and is modest in shape and size, there are no concerns of overbearing.

Conclusion: Subject to conditions, this application is acceptable and 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:	1 May 2025
Earliest date for decision:	26 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	01/05/25