

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250807
Site Address:	26 Fitzroy Crescent, Woodley, Wokingham, RG5 4EU
Expiry Date:	26 May 2025
Site Visit Date:	09 April 2025
Proposal: Householder application for proposed erection of a new conservatory following the demolition of the existing conservatory.	

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
231498	Householder application for the proposed single storey rear extension with flat roof and re-roofing of the existing side and rear extension following demolition of the existing conservatory.	Approve 10/08/2023
070203	Proposed erection of single storey rear extension to dwelling. Demolition of existing conservatory.	Approve 10/12/2007

CONSULTATION RESPONSES

Internal

WBC Highways – No comments

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, garages and large rear gardens. All dwellings are set back from the highway, separated by the pedestrian highway and various patches of grass. The street is very open and spacious, with little to no boundary fencing separating the dwellings and wide pedestrian highway.

Proposal:

This application seeks permission for the erection of a new conservatory, following the demolition of the existing conservatory. The proposed conservatory will measure approx. 4.75 metres in length, 2.85 metres in width and 3.05 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 replace the existing conservatory with a new one of a bigger size. The development will measure approx. 4.75 metres in length, 2.85 metres in width and 3.05 metres in height.

The brickwork proposed for the lower walls of the conservatory will match the existing. The materials used for the upper walls and roof will be glass. The roof of the conservatory will have a shallow pitched formation. Proposed fenestrations include a double set of glass doors, on the south side elevation, for access to the rear garden.

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 conservatory will project out by approx. 4.75 metres and has an eaves height of 2.35 metres. Although this exceeds the recommended rear projection by 0.75m, due to the size of the rear garden and the minimum distance from either side boundary being 2.05m, the added 0.75m won't have any significant impact on neighbouring amenity.

Within the vicinity, there are various examples of rear development including no. 24 Fitzroy Crescent. This demonstrates that rear development is common on the street and is not out of character of the area. Furthermore, the proposal will replace the existing conservatory, just with a large footprint, therefore there will be very minimal change to the rear elevation of the property. 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:

Although the proposal is a conservatory with glass windows, the conservatory is single storey and the minimum distance between the proposal and boundary is 2.05m. This distance is far enough to minimise overlooking to neighbours.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of nos. 24 and 28 Fitzroy Crescent. 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.

Overbearing:

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

Highway Access and Parking Provision:

The councils Highways Officer was consulted on this application. However, as the proposal doesn't propose any additional habitable rooms, or the need to increase parking spaces, the Officer had no comments.

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:	30 April 2025
Earliest date for decision:	25 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/04/25