

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260484
Site Address:	115 Western Avenue, Woodley, Wokingham, RG5 3BL
Expiry Date:	15 May 2026
Site Visit Date:	01/04/2026
Proposal: Householder application for the proposed erection of single storey side to rear wraparound extension, two-storey front extension forming additional porch space, demolition of conservatory and chimney and changes to fenestration.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C2 – Mitigation of transport impacts and highway safety and design NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
252436	Pre-application advice for the proposed erection of a two storey front extension and a single storey side/rear extension following demolition of the existing conservatory and removal of 1 no. chimney, plus changes to fenestration.	Replied, 05/11/2025

CONSULTATION RESPONSES**Internal**

WBC Drainage – No objections, subject to a condition.
WBC Highways – No objections.
WBC CIL – No comments received.
WBC Ecology – No objections, subject to a condition.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Woodley Town Council's Planning & Community committee – No objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**Site Description:**

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached properties that vary in design and appearance.

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:

Section 4 of the Council's Borough Design Guide SPD advises that front extensions should generally be no more than one storey in height and should not project significantly forward of the established building line.

The proposal seeks the erection of a two-storey front extension projecting approximately 1.8 metres beyond the existing front elevation, slightly forward of the prevailing building line along the north-western side of Western Avenue. Whilst the Borough Design Guide generally discourages two-storey front extensions, in this instance the projection is relatively modest and the dwelling would remain well set back from the highway, not to appear as a prominent addition.

Furthermore, the resulting built form would be comparable to a number of properties along Western Avenue, where there is variation in dwelling types, roof forms, and overall scale. The proposed front gable design would reflect the existing architectural form of the host dwelling and would integrate sympathetically with the existing property, ensuring that the extension does not appear incongruous or overly dominant within the street scene. As such, this element of the proposal would not result in harm to the character or appearance of the area.

The proposal also includes the erection of a single-storey rear/side extension constructed at raised ground level. Due to the sloping nature of the site, from south west to north-east, the extension would appear as two-storey development from certain viewpoints within the street scene. Notwithstanding this, the extension would remain modest in scale, depth, and overall design. Given its rearward position, together with the presence of adjoining boundary fencing and established hedgerow screening, it would not be readily visible from the public realm. As such, the element of the proposals would not adversely impact the character of the area.

The application form notes that the excluding proposed two storey gable extension, the front façade would be finished in grey render. Whilst properties along this road are generally finished in brick, there are several examples of rendered dwellings within the street scene. As such, the use of render in this instance would not appear out of character or result in any adverse impact on the character and appearance of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

The proposed new side windows on the north-east elevation would be largely screened by intervening boundary vegetation, with any views primarily directed towards the front driveway area of No. 117. As such, no significant overlooking or loss of privacy concerns are considered to arise.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

Rear amenity space:

R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto. It should receive direct sunlight and be capable of accommodating play, clothes drying and storage. Whilst the proposal would reduce the width of the rear garden to sub 11 metres raising conflict with R16 of the BDG, the requisite space (albeit it small for a property of this size) is adequate to accommodate those activities mentioned above subject to sufficient justification.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Flooding and Drainage:

According to Environment Agency mapping, the development lies within Flood Zone 1. The Council's Drainage Officer has reviewed the application and supporting drainage statement, which confirms that existing gullies in front of and within the current conservatory will be reused within the new rear extension, with an additional gully proposed to serve the kitchen area to the rear of the property.

The Drainage Officer notes that the new front extension would cross the line of an existing drain, which will need to be appropriately protected during the construction of foundations. It is also acknowledged that most new roof areas can be drained via existing downpipes, with the exception of the roof serving the northeast side of the proposed front gable extension. No in-principle objection is raised to the proposal, subject to the submission of further details relating to the surface water drainage strategy to ensure that there is no increase in flood risk on or off site.

However, the Local Planning Authority considers that such a condition would be disproportionate in relation to the modest scale of the development. The overall increase in impermeable area is minimal and largely relates to the reuse of existing built footprint. As such, sufficient permeable areas would remain within the site to ensure that the proposal would not result in any material increase in flood risk to the site or surrounding properties.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees located towards the front of the site, it is considered that no tree or landscape related impacts would arise

from the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The Council's Ecology Officer has reviewed the submitted Preliminary Roost Assessment Report (PRA) (Ropavr Group, Ref 26_PRA_03_57, 20/03/2026) and considers it to be adequate. The survey concludes that the existing building has negligible suitability for roosting bats.

Provided that the development is implemented in full accordance with the Preliminary Roost Assessment (PRA), Section 5, and all mitigation measures set out in Table 5.11, no ecological objections are raised

A suitable condition will be attached to any 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 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:	Approval
Date:	21 April 2026
Earliest date for decision:	15 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.04.2026