

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260987
Site Address:	66 Caldbeck Drive, Woodley, Wokingham, RG5 4JX
Expiry Date:	17 June 2026
Site Visit Date:	14 May 2026
Proposal: Householder application for the proposed erection of a single storey front extension incorporating a porch, conversion of the existing garage to habitable accommodation with associated alterations to fenestration, alongside the formation of hardstanding to the front with modifications to the existing vehicular crossover and associated landscaping.	

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 CP6 – Managing Travel Demand
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
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 Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
002184	Proposed first floor side extension to dwelling and single storey front extension to garage.	Approve - 19 January 2001

CONSULTATION RESPONSES	
Internal	
No comments received	
External	

No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to 66 Caldbeck Drive, a two-storey semi-detached dwelling located within an established residential area of Woodley. The application property benefits from an integral single garage and off-street parking to the front.

The application seeks permission for the erection of a single-storey front extension incorporating a porch, the conversion of the existing garage to habitable accommodation with associated alterations to fenestration, and the formation of additional hardstanding to the front of the property, including modifications to the existing vehicular crossover and associated landscaping works.

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 surrounding area is characterised by a mixture of semi-detached and detached dwellings set back from the highway behind front gardens and driveways. The wider street scene exhibits a varied appearance, with examples of front extensions, porch additions, garage conversions and differing approaches to front landscaping and parking provision.

Front Extension:

The proposal would result in the erection of a single-storey front extension incorporating a porch with a footprint increase of c10sqm and projection of c1.5m from the existing building line. The extension would remain subordinate to the host dwelling.

The proposed porch form is consistent with examples found within the immediate locality, including similar designs from the immediate neighbouring dwelling No.64 as

well as Nos. 62 and 60 Caldbeck Drive. As such, the proposal reflects an established pattern of development within the street.

Given its modest scale and single-storey form and constructed with materials to match, the extension would not appear visually dominant or incongruous within the street scene.

Garage Conversion:

The proposed garage conversion would be contained within the existing built form of the dwelling and would not result in any increase in height, bulk or massing. Associated fenestration alterations would be domestic in scale and appearance and would integrate with the existing dwelling with materials to match existing dwelling.

Moreover garage conversions are evident within the street scene, including No.28, 41 and 56, showing consistency with the pattern of development within the street scene.

Hardstanding:

The wider street scene utilises a mixture of hardstanding and landscaped front gardens.

Whilst the proposed would result in the loss of the front garden, the proposed (plan numbered PR-E001 and PR-3D01) illustrates a hedged boundary treatment on the southern boundary. This inclusion would ensure the proposal does not appear overly urbanised.

The addition of hardstanding is evident throughout the street scene with similar examples within the immediate context namely no.62, 70 and 76. This would ensure that the proposed does not appear incongruous with the existing character of the area.

Overall, the proposal is considered sympathetic to the character and appearance of both the host dwelling and the wider street scene and is therefore considered to comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking, Loss of Light, Overbearing:

The proposed front extension would be located on the principal elevation of the dwelling and would be single storey in scale. Given its position to the front of the property and modest footprint, the extension is not considered likely to result in any material loss of light, outlook or increased sense of enclosure to neighbouring occupiers.

The garage conversion would be wholly within the existing built form and as such, would not introduce any additional bulk or massing. Associated fenestration alterations would serve the front of the site and public realm and are not considered to result in harmful overlooking or loss of privacy.

Accordingly, the proposal would not give rise to unacceptable impacts on neighbouring residential amenity and is considered to comply with Policy CP3 of the Core Strategy.

Highway Access and Parking Provision:

The proposal includes the conversion of the existing garage to habitable accommodation. However, this would be offset through the formation of additional

hardstanding to the front of the property and the widening of the existing vehicular crossover.

The proposal would provide three on-site parking spaces, which is considered sufficient to serve the dwelling and accords with the Council's parking standards. The retention of adequate off-street parking would ensure that the development would not result in increased pressure for on-street parking or impact highway safety.

The applicant should note that whilst this planning application may secure planning permission for the proposal, separate consent is required from the Council's Traffic Management Team for any alterations to the existing dropped crossing.

Officers have advised the applicant that the submitted plans indicate a dropped crossing of c. 4.5 metres and that crossings of this width are unlikely to receive approval from the Traffic Management Team. The applicant has been advised that should consent not be forthcoming, further amendments and/or a subsequent planning application may be required. Notwithstanding this, the applicant has elected to proceed with the current submission.

For the avoidance of doubt, the acceptability of the dropped crossing falls outside the scope of this planning application and would be considered separately by the Traffic Management Team under the relevant application process.

Amenity Space:

The proposal relates to a modest front extension and garage conversion and would not result in any loss of private rear garden space.

The dwelling would retain adequate private amenity space commensurate with the size and nature of the property. The proposal is therefore considered acceptable in this regard.

Conclusion:

For the reasons set out above and subject to condition, the proposal is acceptable as it accords with local policy and guidance

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:	App
Date:	8 June 2026
Earliest date for decision:	20 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11 June 2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant