

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252618
Site Address:	166 Nightingale Road, Woodley, Wokingham
Expiry Date:	22 December 2025
Site Visit Date:	11 November 2025
Proposal: Householder application for the proposed erection of a two-storey side and part two-storey, part single-storey rear extension, hardstanding to the front elevation plus roof lights.	

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 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
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy 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
012122	Proposed two storey side extension to dwelling plus single storey rear extension.	20 July 2001

CONSULTATION RESPONSES

Internal

WBC Landscape & Trees: *No objection subject to condition.*
WBC Highways: *No objection*

External

N/a

REPRESENTATIONS

Parish/Town Council	Woodley Parish Council: <i>No Objection.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is in Woodley, a Major Development Location. The dwelling is semi-detached and two-storey. The property is set back at a slight diagonal to the road. Nightingale Road mostly consists of semi-detached housing. However, the neighbouring dwelling, No. 168, is detached.

The host dwelling is constructed of red-brick with dark-brown hanging tiles on the facade and a black-tiled roof. The dwelling has a driveway on the west elevation, which can accommodate 2no. vehicles. There is also a small, grassed front garden. There is no garage at this property.

Proposal:

This is a householder application for the proposed erection of a two-storey front and side rear extension with hardstanding to the front elevation with additional rooflights.

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/ Character of the Area:

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.

Two-storey Side Extension:

The Borough Design Guide (BDG) states that the primary consideration for side extensions is the visual impact upon the local character and street scene. The host

dwelling is in a prominent, angled position on Nightingale Road with the proposed side extension significantly visible to the public eye. Therefore, the aesthetics and design features of this proposal must be in keeping with the surroundings.

The roof formation of the original proposed side extension plans pitched down on the front elevation. This created an asymmetrical roof form that did not accord with the main gabled roofscape. The dwellings on the street consistently feature gabled roofs. Therefore, the proposal for the extension was revised to a gabled, horizontal (left-right) orientation to appear more visually continuous with the existing dwelling and the wider street character. It was also agreed that the cladding to the side extension (front elevation) had the same hanging-tile façade. Therefore, now meeting this BDG requirement.

It is stated in the BDG that a gap is to be retained between the building and the site boundary of minimum 1m. With this proposal, the extension would not leave a gap of 1m along the whole width of the dwelling. However, as the side extension is only partially the width of the main property, a side gap will be retained toward the front of the property with the extension being set significantly back from the frontage of the property. This is 3m in width and is therefore over the minimum of 1m. In this circumstance, this is deemed acceptable because a visual and physical separation would still be maintained, preserving access and spacing (approx. 7.5m away from no.168) without impacting the street scene significantly, especially given the staggered building line of properties along this section of Nightingale Road.

Thirdly, the BDG states that two-storey side extensions should be seamlessly continuous with the existing dwelling, clearly subservient, either set-back from the frontage, lower in height and/or narrower in width. The eaves height of the extension is the same as the main property, at 4.7m. The proposed ridge height is also the same (7.4m). Therefore, the dimensions of the proposal show continuity with the same eaves and ridge height to that of the main dwelling. Furthermore, the extension is set back from the main frontage of the dwelling by approx. 3m. In these aspects, it meets the requirements of the BDG.

Two-storey Rear Extension:

The BDG states that the primary consideration is impact upon neighbours. Initially, rear extensions should not project more than 4m from the existing rear wall where they are close to a side boundary. The rear extension projects 3m from the existing rear wall. Therefore, it is under the maximum length stated by the BDG. The eaves height of the two-storey extension is 4.7m (matching the existing dwelling) and the proposed ridge height is 7.4m. Therefore, it meets these BDG requirements.

Single-storey Rear Extension:

This extension projects 2.9m from the existing rear wall of the property. It is therefore under the 4m maximum outlined by the BDG. It meets this requirement.

The eaves height is 2.5m and the ridge height is 3.7m. This also follows the BDG requirement of the height being lesser than that of the main dwelling.

Finally, the BDG states that eaves height of single-storey extensions should not exceed 3m within 2m of a side boundary. The eaves height of this extension is 2.5m and is therefore under the 3m maximum. Therefore, it meets this BDG requirement.

Neighbouring Amenity:

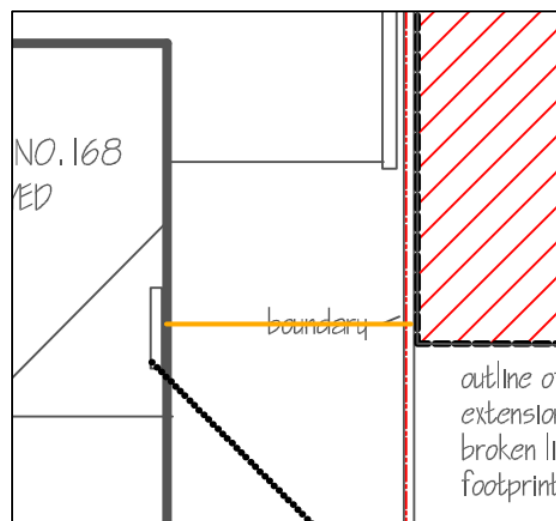
Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The BDG states that the side elevations should not contain windows to reduce impact on neighbouring privacy. There are no windows proposed on the side elevation of the two-storey rear, side extension, and single-storey rear extension, meaning there is no risk to neighbouring privacy and thus meeting this requirement.

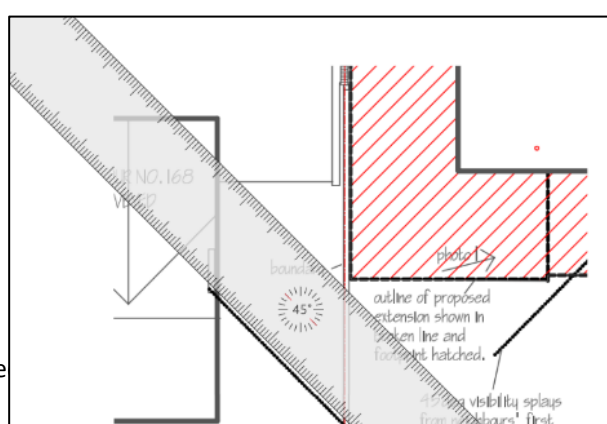
There is no clear risk of any significant overlooking. The adjoining property (No.164) will not be impacted by the development. This is because the proposed two-storey rear extension will project further out than the main existing rear wall of No.164. There is no direct line of sight from the proposed first-floor window into any of the habitable rooms of No.164.

The other neighbouring property, no.168, will not be at risk of overlooking. There is a first-floor window which overlooks the garden of the host dwelling. Although the rear extension projects 3m into the garden, there is no direct line of sight between both host and neighbouring first-floor windows. *Please see below (central yellow line indicates line of sight).*

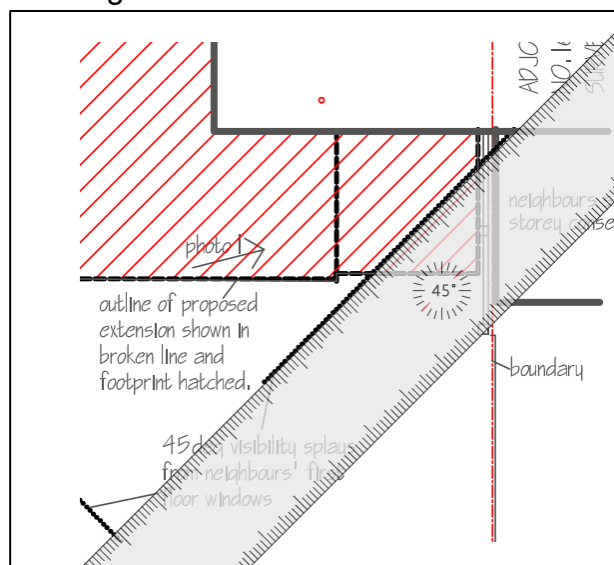


Loss of Light:

There is potentially an increased loss of light for no.168. However, sufficient light to this neighbouring dwelling from the South would be retained, as illustrated by the 45-Degree test below.



For the adjoining neighbour, no.164, there is no threat to loss of light. The closest part of the rear extension is only single storey, meaning light is unimpeded given its limited height and bulk. The first floor element of the rear extension is set sufficiently away from this boundary to avoid any potential significant loss of daylight or overshadowing. This is evidenced in the 45-Degree test below.



Overbearing:

166 Nightingale is set back at a slight diagonal to the road. The detached neighbouring property to the west, No. 168, located approximately 7.5 m away, is sufficiently distant from the proposed two-storey rear and side extension to ensure that significant overbearing impacts are not anticipated. The side window from this neighbouring property will also not be consumed by the presence of development as the rear extension would not protrude the entirety of the depth of the window.

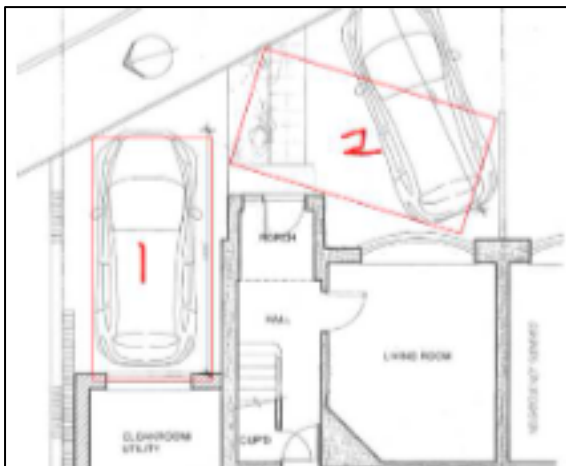
Significant impacts are also not anticipated to the adjoining property (no.164), as the proposed rear extension at the adjoining point is single storey. Both the proposed extensions to the rear and side are modest in scale, projecting less than 4m from the rear, and they are clearly subservient in relation to the main dwelling. Taking all this into consideration, the proposals do not pose a risk to significant overbearing.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The development will increase the number of habitable rooms from 5 to 6. Two driveway parking spaces are proposed within the red line. The WBC Car Parking

Standards requires spaces dimensioned at 5.0m x 2.5m; this was not possible without encroaching the public footway. In this regard, the original plans were not acceptable. The plans (shown below) were agreed upon instead, ensuring correct dimensions. This meant that the proposed side extension (front) had to be offset by 0.2m to allow room for 2no. cars. These are deemed as acceptable and in line with Policy CC07.



The second parking space uses the existing dropped crossing. Taking all this into consideration, the revised plans and elevations are deemed acceptable.

Amenity Space:

The existing rear garden is approximately 25m in length. This is larger than most rear gardens on Nightingale Road. The 3m projection of the rear extension would not impact this significantly. The existing front garden is approximately 4m in length. The parking proposal would decrease the useability of this amenity space. However, due to the large size of the rear garden, this is deemed as not overly detrimental to the total amenity space of the property.

Landscape and Trees:

Policy CC03/2d requires that trees, hedges, and other landscape features are protected during development. WBC Landscape and Trees recommended that permeable surfacing is used for the new parking space at the front of the dwelling. This was agreed with the agent and is noted as a condition.

It is noted that the site is located within an old woodland TPO (3/1951), however there are no trees within the site that are protected by this TPO, or none that will be affected by the rear extension.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy 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.

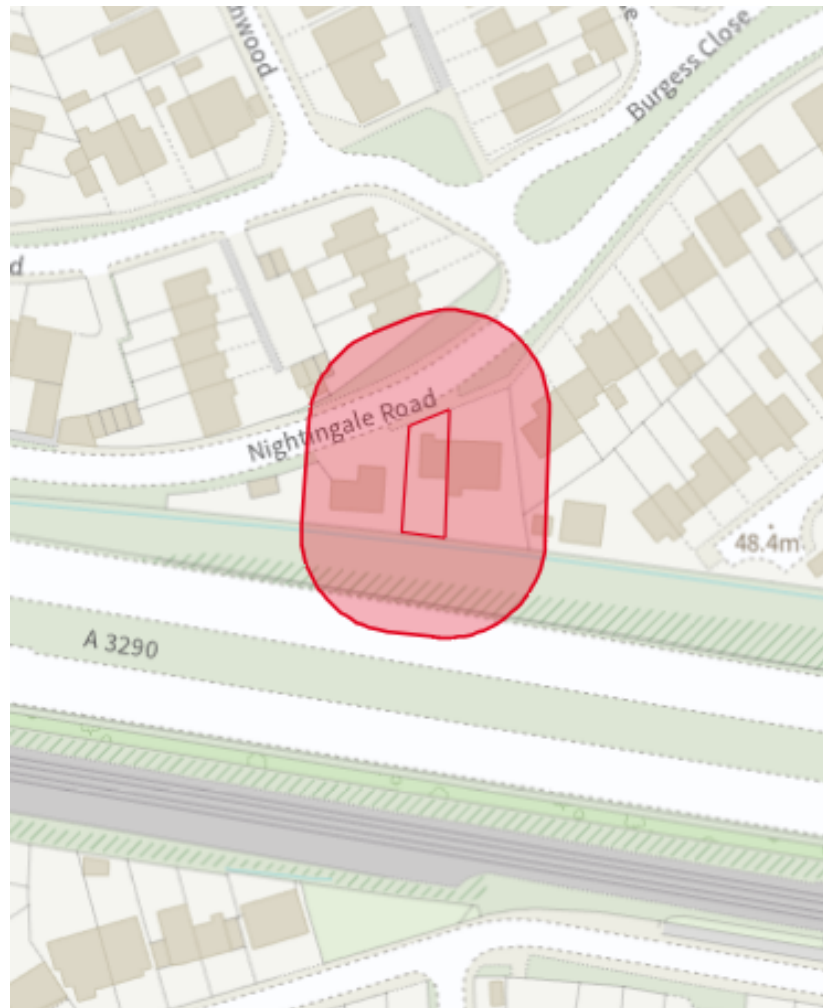
RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials as specified 4. Permeable Materials for Parking Space
Date:	16 December 2025
Earliest date for decision:	24 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	16/12/25

PLANNING CONSTRAINTS/STATUS

Near Me Report



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Water Network Watercourse Consultation Zone | Total count: 1

#	watercourseName	form
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1	No data	inlandRiver
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Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000-es=&location=480914,172519%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0003-1951	Woodland	Confirmed

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	South Lake Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Woodley CP	