

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261288
Site Address:	28 Bakers Place, Woodley, Wokingham, RG5 4AX
Expiry Date:	23 July 2026
Site Visit Date:	29 June 2026
Proposal: Householder application for the proposed single storey rear extension with rooflight after demolition of existing conservatory, single storey porch extension, garage conversion, loft conversion with an addition of dormers plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – 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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
142042	Proposed erection of 68 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road.	Approve 2 nd April 2015

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A semi-detached house with attached garage and a driveway for off street parking. The rear garden is approximately 12m in length and the rear boundary abuts a public footpath and woodland area. At the front, there is a driveway for off-street parking forward of the garage.

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.

Proposal:

Porch extension

The single storey porch extension 2.2m in width, 1.3m in depth, 2.1m to the top of the eaves and 3.1m to the top of the sloping roof.

Rear single storey extension

The existing conservatory would be demolished. The garage would be reduced in depth to approximately 2.5m, while the proposed single-storey rear extension and retained rear garage space would create an open-plan kitchen/dining area and gym measuring 8.3m wide with a staggered building line. The extension's east-facing side wall would sit adjacent to the boundary with No. 30 Bakers Place and extend 3.8m in depth from the original rear wall of the dwelling. The west facing wall would be adjacent to the shared boundary with no. 26 Bakers Place and extend approximately 6.7m from the original rear wall of the main dwelling and 4m from the rear wall of the

existing garage. It would have bifold doors, a roof light with flat roof measuring approximately 2.8m in height.

Loft conversion and dormer extension

The rear dormer extension would be set in from the main roof by 0.4m and set down by 0.2m. It would measure approximately 4.7m in depth and 4.5m in width. There would be 2 no. windows on the rear elevation serving a bedroom and ensuite.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The site forms part of a residential cul-de-sac comprising detached, semi-detached and terraced properties of varied designs and similar age. Only the single-storey porch extension would be visible from the public realm on Bakers Place. There are no other front porch extensions in the immediate vicinity. The porch would be set approximately 1m back from the public footpath and would project approximately 1m forward of the principal elevation. Given the staggered building line, it would sit adjacent to the side boundary with no. 30 Bakers Place and approximately 1m forward of its principal elevation. In relation to no. 26 Bakers Place, it would be set back approximately 2.5m from the neighbouring principal elevation. Therefore, it would not significantly disrupt the rhythm of buildings and gaps between them along the street frontages and would not cause harm to the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. For the purposes of this assessment, bathrooms are classified as non-habitable rooms.

Overlooking: There are no side windows proposed. The separation distance of the proposed rear dormer windows with the side first floor bathroom and landing windows at no 21 Ladbroke Close would be approximately 17m and more than the minimum back to flank separation distance of 12m recommended in the Borough Design Guide (BDG). Furthermore, the mature trees occupying the woodland area would screen views of the rear garden and side elevation at no. 21 Ladbroke Close and prevent overlooking. In relation to no. 26 Bakers Place, the proposed dormer extension would be set further back than the rear wall and would only have oblique views of the far end of the rear garden. In relation to no. 30 Baker Place, the dormer bedroom window would have an elevated oblique view into the neighbouring garden. However, it would not directly face any neighbouring habitable room windows and would be no closer than the existing first-floor window.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a

guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments., any potential overlooking into these spaces does not give rise to a loss of privacy.

In this case, the proposed rear dormer extension would be set back from the main rear wall at no. 30 Bakers Close and would not increase overshadowing. Figures 1 and 2 show that the horizontal 45-degree angle test is marginally breached in relation to the nearest rear first floor window. at no. 26 Bakers Close but the vertical 45-degree angle test is complied with in relation to both the ground floor and first floor neighbouring rear windows. The first-floor side facing window at no. 26 serves a bathroom. The rear single storey extension would comply with the vertical 45-degree angle test and marginally breach the 45-degree angle test in relation to no 30 Bakers Place as shown in Figures 3 and 4. Therefore, the development would not cause significant loss of light to neighbour habitable rooms. Furthermore, the rear gardens are south facing and would continue to receive sunlight for much of the day.

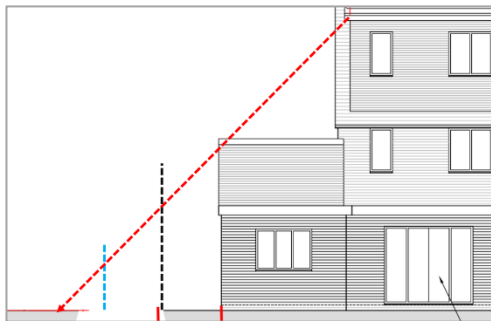


Figure 1 Vertical 45-degree angle test in relation to no. 26 Bakers Close. Blue dotted line indicates rear ground floor doors and black dotted line represents bedroom window.

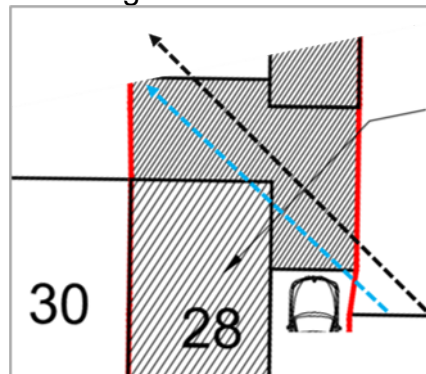


Figure 2 Horizontal 45-degree angle test in relation to no. 26 Bakers Close. Blue dotted line indicates rear ground floor doors and black dotted line represents bedroom window.

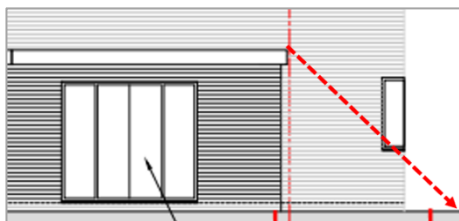


Figure 3 Vertical 45-degree angle test in relation to no. 30 Bakers Close.

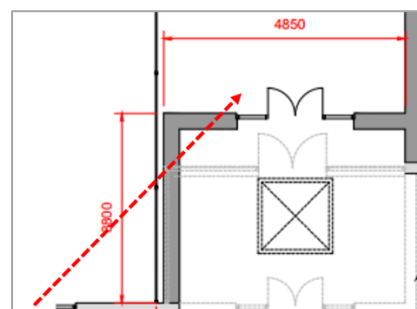


Figure 4 Horizontal 45-degree angle test in relation to no. 30 Bakers Close.

Overbearing: The BDG provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case the west facing side wall of the proposed gym would be adjacent to the shared boundary with no. 26 Bakers Place and project approximately 6.7m back from the original rear wall of the main dwelling. However, it would have a flat roof and be approximately 2.8m in height and be approximately 1.8m lower than the pitch of the existing garage roof. Furthermore, it would only be visible approximately 1m above the boundary fence. The rear dormer extension would be set in and set down from the main roof line and appear inferior to the existing roof. Therefore, the height and bulk of the development

would not cause significant harm given that neighbouring occupants would have adequate private space.

Overall, the proposal would not fully accord with Policy CP3 of the Core Strategy in respect of overbearing appearance. However, it would not cause significant harm given its limited height and its compliance with all other aspects of policy related to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The applicant proposes to increase the numbers of habitable rooms from 5 to 7 and 2 driveway parking spaces are proposed. According to the WBC Car Parking Standards, the development of such scale in Urban location will require 2 parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least two cars, which is acceptable

Planning Balance/Conclusion: In this case the proposal does not fully comply with the Borough Design Guide in terms of neighbouring amenity because the west facing side wall of the single storey rear extension would be adjacent to the shared boundary with no. 26 Bakers Place and project approximately 6.7m back from the original rear wall of the main dwelling. However, this is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to open space.

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:	Yes
Recommendation:	Approve
Date:	21 July 2026
Earliest date for	19 June 2026

decision:	
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Recommendation agreed by: (Authorised Officer)	
Date:	21/07/26