

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261379
Site Address:	1 Mohawk Way, Woodley, Wokingham RG5 4UE
Expiry Date:	5th August 2026
Site Visit Date:	27 th July 2026
Proposal: Householder application for the proposed single storey rear extension and garage and porch conversion, including internal alterations.	

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
990833	Proposed Two Storey Side Extension and Single Storey Rear Extension	Approved 4 th January 2000

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection subject to condition(s)
WBC Digital Solutions Scanning- No comments received
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council raises no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Woodley, Wokingham. The site is surrounded by dwellings of a similar character, albeit with a variety of architectural style, and design. Proposal: This application seeks permission for the erection of a single-storey front infill extension, a single-storey rear extension, and the conversion of the existing garage. The proposed front infill extension would measure approximately 2 metres in depth, 1 metre in width, and 3 metres in height, and would provide an enlarged entrance area to the dwelling. The proposed single-storey rear extension would measure approximately 3.4 metres in depth, 11 metres in width, and 3.4 metres in maximum height, creating an enlarged kitchen and living area. In addition, the proposed garage conversion would provide further open-plan living accommodation integrated with the existing kitchen space. Furthermore, as part of the proposal, the existing living space will be converted into an additional downstairs bedroom. Planning History: The site has an established planning history. Planning permission was granted under application 990833 on 4 January 2000 for the erection of a two-storey side extension and single-storey rear extension to the dwelling. 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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character

to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

1 Mohawk Way and the surrounding area is characterised by dwellings of similar design but with varying forms. 1,3 and 5 Mohawk Way are set back from the main road and benefit from a vast street frontage.

The proposed single storey front infill extension has been carefully designed to integrate with the host dwelling by matching the height of the existing front element. Moreover, this element of the proposal follows the established building line and does not project forwards ensuring a cohesive and subordinate appearance, and is therefore considered acceptable due to its modest scale, and limited visual impact within the street scene.

The proposed single storey rear element has been designed to integrate with the host dwelling and will be positioned on the existing hardstanding. The extension is set down from the ridge height of existing and incorporates a pitched roof to match the existing. Furthermore, the proposed extension follows the established building line and is approximately 1 meter away from No. 14 Beaver Way and No.3 Mohawk Way, therefore complying with the Borough Design Guide (BDG) in terms of separation distances. Therefore, the proposed extension would not create an unacceptable terracing effect and would remain consistent with the area's spatial character.

Given the locality and the modest size plot, the proposed development would appear as a sympathetic and subservient addition to the host dwelling, and the development will utilise materials that match the existing, further enhancing visual continuity.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The application site is situated on a modest-sized plot. As discussed above, the proposed extensions follow the established building line, ensuring visual continuity within the street scene. The proposed rear extension would remain within the site boundaries and would not create a terracing effect. Whilst the extension would reduce the amount of private amenity space available and would not fully comply with the Borough Design Guide (BDG) guidance relating to garden depth, approximately 9 meters of rear garden would be retained, which is considered adequate for the size of the dwelling. Furthermore, the rear elevation would contain only one set of bi-folding doors, and the extension would not incorporate any side-facing windows. As such, the proposal would not result in overlooking of neighbouring properties or amenity areas, including gardens and patios. Therefore, having regard to its modest height, scale and

relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed block plan shows two spaces for vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: The application site is situated within Flood Zone 1 and whilst the Council's Flooding and Drainage Officer raises no objection to the principle of the proposed development, it is acknowledged that the development would result in an increase in impermeable surface area, and a condition has been recommended requiring the submission of drainage details prior to commencement. It is considered that such a condition is not necessary in this instance. Having regard to the limited scale of the proposal and the site's location within an area of low flood risk, the development is not considered likely to give rise to significant drainage or flooding concerns.

Ecology: This application site is located in an area suited for bat roosts. As the proposal is for a single storey front infill and single storey rear extension along with a garage conversion, the proposed works do not encroach the main roof, no objection from Ecology have been raised.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	31 July 2026

Earliest date for decision:	5 th July 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	04.08.2026