

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260852
Site Address:	36 Woodrow Drive, Wokingham, RG40 1RS
Expiry Date:	3 June 2026
Site Visit Date:	1 June 2026
Proposal: Householder application for the proposed erection of a single-storey rear extension with flat roof incorporating a lantern rooflight, alongside installation of sliding glazed rear fenestration and associated alterations to rear 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 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 TB05 – Housing Mix 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 NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
050083	Proposed single storey front extension to dwelling and two storey side & rear extensions	Approved 10 th May 2005

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a detached dwelling with associated parking and landscaping in the residential area of Wokingham. The site is surrounded by dwellings of a similar character and design with varying styles.

Planning History: Planning permission was granted under 050083 on 10th May 2005 for a single storey front extension and two storey side and rear extensions to the dwelling.

Proposal: This application seeks permission for the proposed single storey rear extension. The proposed rear extension will approximately be 6 meters in depth, 6.4 meters in width and 2.95 meters to the height of the eaves. The proposed rear extension will accommodate habitable living space and provide a new access point to the garden at the rear.

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.

Woodrow Drive and the surrounding area comprise of dwellings with consistent and prevailing architectural style in varying forms. There have been numerous proposals throughout the locality including, part single storey, part two storey side extensions, single storey front extensions and single storey rear extensions that can be seen from the public realm which don't detriment the character of the area.

The proposed single-storey rear extension would provide habitable living space, along with changes to fenestration. The changes would comprise of 1 No roof lantern and sliding doors to the rear of the extension.

R15 of the Borough Design Guide (BDG) states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms. The general guidance for back-to-back elevations to retain adequate separation distance is 22 meters. Measuring from the proposed extension to the back elevation of No. 1a Harmar Close, the distance is approximately 25 meters, therefore retaining the advised spatial relationship between dwellings.

Furthermore, the Borough Design Guide, (BDG) R16 states that a minimum of 1 meter should be retained between dwellings to provide some form of amenity space. Whilst the proposed rear extension does not fully comply with the relevant standard, it follows the established rear building line of the existing dwelling and surrounding development. On this basis, the proposal is considered acceptable.

The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The proposed extension will be set down from the ridgeline of the host dwelling and will incorporate a flat roof design, to include 1 No roof lantern. It is located to the rear of the property and will not be prominent from the public realm and will utilise similar materials that relate well to the host dwelling.

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 proposed rear extension is single storey and modest in scale. As aforementioned, the extension does not fully comply with the Borough Design Guide (BDG), regarding separation distances, however, each application must be assessed on its own individual merits. Due to the proposed extension following the established building line, and appearing as a subservient and sympathetic addition to the host dwelling, the extension is considered acceptable.

Overall, 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 three 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 in an area suitable for low level fluvial flooding. The proposed development is minor in scale and is not expected to result in any significant increase in impermeable area or surface water runoff. As such the development is unlikely to have a material impact on flood risk either on site or elsewhere. Therefore, there have been no objections raised.

Ecology: This application site is located in an area suited for bat roosts. As the proposal is for a single storey rear extension and 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:	29 May 2026
Earliest date for decision:	7 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	01/06/26