

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253120
Site Address:	92 Reading Road, Woodley, Wokingham, RG5 3AD
Expiry Date:	16 February 2026
Site Visit Date:	5 January 2026
Proposal: Householder application for the proposed single storey side and front extension, including a front porch.	

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 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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
222415	Application for a certificate of lawfulness for the proposed erection of a rear dormer to facilitate conversion of loft to create habitable accommodation, plus the addition of roof lights.	Approved 17/10/2022

161353	Application for the prior approval of the erection of a single storey rear conservatory, which would extend beyond the rear wall of the original house by 4.25m for which the maximum height would be 3.4m and the height of the eaves 3.1m.	Prior Approval Not Required 06/07/2016
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CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey, semi-detached property located on the northern side of Reading Road, Woodley. Properties along the road vary in age, form and style, as such there is no prevailing character to the appearance of dwellings along Reading Road.

Typical materials include brick, render, hung tiles, timber and brick detailing.

Proposal:

This application seeks approval for the erection of single-storey side/ rear extension following the removal of the existing 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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

Reading Road boasts a range of property types which vary in design and form. Many of the properties have benefitted from alterations and extensions which has resulted in a mixture of designs and no dominating architectural style.

The proposal includes the erection of a single-storey side/front extension following the removal of the existing integral garage. Policy CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

Page 57 of the BDG states that the overriding consideration of front extensions in all cases will be the impact on the street scene and local character. The additional built form to the frontage of the property would protrude approximately 1.35m forward from the existing front building line and would retain the same width of the existing garage.

Due to the forward projection of the development, the proposal would not be described as a subservient addition to the host dwelling. However, due to a small curve in the road, the host dwelling and surrounding properties are arranged in a non-linear pattern with the dwellings staggered in line with the shape of the road. Notably, the adjoining property to the east (no. 90) is sited approximately 4m forward of the principal building line of the host dwelling. As such, there is no consistent front building line within this part of the street.

In this context, the proposed front extension would not project beyond the foremost built form within the immediate vicinity and would remain set back behind the principal elevation of the neighbouring dwelling to the east. Consequently, the development would not appear overly dominant or visually intrusive within the street scene.

In addition, the side extension element would read within the context of the existing spacing and variation between properties and would not cause any adverse impact to the character of the local area.

The proposed materials include roof tiles to the front of the extension with a brick and render finish on the walls to match the main house. The proposed materials would be in-keeping with the host dwelling and are considered acceptable.

Overall, it is considered that the proposed development would respect the prevailing pattern of development and would preserve the character and appearance of the street scene, in accordance with CS policies CP1 and CP3.

Neighbouring Amenity:

Overlooking:

There would be one additional window at ground floor level in the rear elevation of the extension to serve a utility/bathroom. The window would be set back approximately 4.1m from the existing rear wall of the rear extension. Views from the proposed window would be similar to views from the existing rear extension fenestration and would not generate any detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

Loss of Light & Overbearing:

The proposed extension would be sited largely on the footprint of the existing garage and would be of a similar overall roof height creating a consistent degree of overshadowing and overbearing impact onto the adjoining neighbour; no. 90. Therefore, no additional adverse impact would be generated by the proposed development and is acceptable.

Highway Access and Parking Provision:

The proposed development would result in one additional habitable room in the property. The existing three on-site parking spaces are considered acceptable to serve the proposed development.

Conclusion:

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

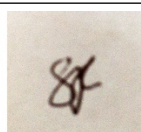
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	Approve
Date:	11 February 2026
Earliest date for decision:	23 January 2026

**Recommendation agreed by:
(Authorised Officer)**



Date: 12.2.26

PLANNING CONSTRAINTS/STATUS

Major Development Location
Bulmershe and Coronation Ward
Woodley Parish