

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250447
Site Address:	45 Fosters Lane, Woodley, Wokingham, RG5 4HH
Expiry Date:	23 April 2025
Site Visit Date:	13 March 2025
Proposal: Householder application for the proposed erection of a single storey front extension to form porch, single storey side extension following demolition of existing canopy roof plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development location
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
010102	Proposed single storey rear extension to dwelling	Approved – 07/01/25

CONSULTATION RESPONSES

Internal
WBC Highways – No objection
External
None

REPRESENTATIONS

Parish/Town Council	Woodley TC – No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

This application relates to a detached bungalow in the major development location of Woodley.

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:

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 proposed single storey side extension would have a gabled roof and would extend approximately 2.7 metres towards the south-west side boundary. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property.

The proposed single storey front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient to the host dwelling and there are other examples of front porch extensions of various sizes and designs in the surrounding street scene.

Consequently, it is considered that the proposal would have an acceptable impact on the character of the area

Neighbouring Amenity:

As it would be set well away from neighbouring properties and boundaries, the proposed front extension would have no adverse impact in terms of a loss of light, overlooking or overbearing. Regarding the proposed side extension, the single storey design and the proposal being set over 1 metre away from the neighbouring boundary at all times means it complies with the Borough Design Guide and would have no negative impact on any neighbouring amenity.

Overall, both aspects of the proposal will have an acceptable impact on neighbouring amenity.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and raised no objection. The existing parking provision is acceptable to serve the dwelling with the proposed additions.

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:	Not required
Recommendation:	Approve
Date:	11/4/25
Earliest date for decision:	19 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/04/25

