

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251308
Site Address:	46 Colemans Moor Lane, Woodley, Wokingham, RG5 4BT
Expiry Date:	28 July 2025
Site Visit Date:	4 June 2025
Proposal: Householder application for the proposed erection of a single storey rear extension and a two-storey side extension, including new fenestration and the creation of a new widened dropped kerb.	

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk

	CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	Not applicable.
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design HC5 – Environmental protection
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal
WBC Highways – No objection, subject to condition. WBC CIL – No comments received.
External
None.

REPRESENTATIONS	
Parish/Town Council	Objection relating to overbearing, overdevelopment and overlooking.
Ward Member(s)	No comments received.
Neighbours	One third party objection. Concerns relate to the loss of privacy impact.

APPRAISAL
Site Description: The application site consists of a two-storey semi-detached property located on the eastern side of Colemans Moor Lane, Woodley. The road consists of a range of property types including bungalows, chalet-style bungalows, semi-detached and two-storey detached properties. There is no uniform appearance to the age, design or scale of the properties. Typical materials include brick, brick detailing, render, hung tiles, timber detailing and pebbledash. Proposal: This application seeks approval for the erection of a single-storey rear extension with a flat roof form and two rooflights following the removal of the existing rear store. Also proposed is a two-storey side extension with a flat roof form following the removal of the existing side lean-to.

Proposed materials include render to the match existing.

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 in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update:

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

Colemans Moor Lane boasts a wide range of property types and architectural styles. A large number of the properties have already benefitted from alterations and extensions in a variety of designs and form.

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.

The proposed two-storey side extension would essentially infill space between the existing kitchen and dining room. The flank wall of the extension would not protrude beyond the existing eastern flank wall and would be set in from the existing two chimney

stacks. The extension would be set back more than 11m from the road and would hold limited views from the public realm. Therefore, this element of the scheme would not generate any adverse harm to the character of the host dwelling or local area.

The proposed single-storey rear extension would have a flat roof form with two rooflights and parapet wall. The southern corner of the extension would protrude beyond the existing flank wall of the main house by approximately 1.3m. Due to the single-storey nature of the development and 1.1m separation distance from the side boundary, there are no concerns of a terracing effect. In addition, side extensions that protrude beyond original flank walls are a common feature along the road. Examples include nos. 39, 50a, 52a and 55. Therefore, the addition of the rear extension would not be out of keeping with the already constructed built form along the road and would have no detrimental impact to the character of the street scene.

Also proposed is a relocated front entrance and the existing doorway infilled with glazing. The relocated entrance would be sited on the eastern side wall with a porch canopy. There is no prevailing character to the design or form of front entrances along the road with many boasting side access entrances. Examples include nos. 39, 43 and 45. Therefore, the proposed changes would not be out of character with other properties in the road and would have a neutral impact on the character of the public realm.

The proposed changes to the existing parking arrangements include the addition of one parking space in front of the property. The frontage of the property as existing comprises concrete and paving surrounding a small section of soft landscaping. The removal of the existing soft landscaping would not have a significant impact on the character of the host dwelling. This could be undertaken without planning permission. In addition, there are numerous examples along Colemans Moor Lane of full width driveways. This feature is evidenced at both adjoining side neighbours. Therefore, the changes to the front driveway would be sufficiently in-keeping with already established

property frontages and would cause no adverse impact to the character of the local area.

Neighbouring Amenity:

Overlooking:

There is one window proposed at first-floor level in the rear elevation to serve a bedroom. The window would face towards the rear garden of the host dwelling and would provide oblique views of the patio area of no. 48. A third party raised concern over loss of privacy impact generated by the window. However, it is noted that no. 50 already benefits from two first-floor side facing dormer windows that face directly towards no. 48. The dormer window towards the rear of the property provides direct views onto the outdoor amenity space of no. 48 Colemans Moor Lane. Therefore, the proposed rear fenestration would be similar to neighbouring views as existing and would not result in detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

It is normally accepted that some overlooking of gardens by neighbours is inevitable in most medium to high density situations. Furthermore, the adjoining property benefits from a substantial sized garden that extends to over 44m in length, providing the occupiers with sufficient private amenity space.

There are also two windows proposed at first-floor level in the eastern flank wall to serve two bedrooms. Whilst the BDG recommends that side walls should not contain windows at first-floor level, as existing there is a side facing window in the eastern elevation that serves a bedroom. Furthermore, views from the proposed windows would not generate any adverse overlooking impacts as they would overlook the pitched roof of the neighbouring property (no. 44). Therefore, the proposed windows are acceptable.

Loss of Light & Overbearing:

The proposed two-storey side extension would effectively infill space between the existing dining room and kitchen. It would not protrude beyond the existing eastern flank wall and would be limited in overall height, by virtue of the flat roof design. In addition, the built form of the adjoining property to the east would extend a further 12m to the rear beyond the proposed development. Therefore, the proposed side extension would not generate any detrimental overshadowing or overbearing impact.

The proposed single-storey rear extension would protrude approximately 6m from the rear building line. The extension would align with the existing western flank wall which extends up to the western shared boundary. A separation distance of approximately 1m would be retained from the western site boundary, in accordance with BDG guidance.

Whilst the proposed 6m exceeds the recommended 4m maximum length outlined in the BDG, the extension would have a flat roof form to reduce the overall massing of development. The roof would have a maximum height of 3.06m and the flat roof form would be less intrusive than a traditional pitched roof. The flat roof would create a lower overall height which would reduce shadow cast onto the neighbouring property, as well as reducing the perceived and actual bulk of the built form.

In addition, due to the orientation of the host dwelling and no. 48, any overshadowing would be confined to the early mornings and the adjoining property being unaffected for the majority of the day.

Therefore, by virtue of the flat roof and single-storey nature of the rear extension, the proposed development would have no detrimental loss of light or overbearing impact to neighbouring amenity.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Over-development.

The Parish raised concern regarding the development amounting to 'over-development' of the site. By the reasons set out in this report, the proposed development would not be deemed as 'over-development' as the proposed plans accord with local plan policy by providing sufficient remaining amenity space, would not be excessive in terms of demands on infrastructure and services, satisfy parking standards and are of satisfactory scale.

Highway Access and Parking Provision:

The proposal includes changes to the existing parking arrangements. The council's Highways officer was consulted and raised no objection to the proposal, subject to condition. Further engineering information was required to determine the acceptability of the proposed extended dropped crossing and additional vehicle space.

The applicant should note that separate consent is required from the Traffic Management Team for extensions to dropped crossings.

Conclusion:

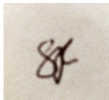
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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, 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:	Yes
Recommendation:	Approve
Date:	29 July 2025
Earliest date for decision:	25 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30.7.25