

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261464
Site Address:	67 Roslyn Road, Woodley, Wokingham, RG5 3HT
Expiry Date:	19 August 2026
Site Visit Date:	11 August 2026
Proposal: Householder application for the proposed erection of single storey side and rear extension following the demolition of existing garage, roof alteration and dormer extension to facilitate a loft conversion. Plus addition of roof lights and changes to 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 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 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 NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Digital Solutions Scanning- No comments received

WBC Landscape and Trees- No objection subject to condition(s)
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council raises no objection however observations have been raised which include; - Issues relating to the manholes on site and potential sewerage issues - Windows to the bathroom at the rear elevation should be obscurely glazed
Ward Member(s)	No comments received
Neighbours	Two representations as follows; - Request for the first-floor rear windows be obscured for privacy purposes. - I note that the plans submitted do not show all existing drains/manholes. There are in fact 3 shared drains but only one shown on their plans. One of the omitted drain/manholes falls within the proposed footprint of the extension. The drains are shared and there for must not be built / covered over.

APPRAISAL
Site Description: This application site relates to a single storey semi-detached bungalow in the residential area of Woodley, Wokingham. The dwelling occupies a relatively wide residential plot and is set back from the highway. The surrounding area is residential in character and is predominantly comprised of detached and semi-detached bungalows of a similar scale and form. Properties are generally set back from the highway behind front gardens and driveways, with detached garages commonly located to the side or rear of dwellings. Proposal: This application site seeks permission for the proposed erection of single storey side and rear extension following the demolition of existing garage, roof alteration and dormer extension to facilitate a loft conversion. Plus, addition of roof lights and changes to fenestration. The proposed single storey side element will approximately be 2 meters in depth, 2 meters in width and 2.5 meters to the height of the eaves. This part of the proposal will accommodate a utility room. The proposed single storey rear element will approximately be 6.5 meters in depth, 7 meters in width and 3.6 meters in height. This part of the proposal will accommodate a kitchen/living space. Part of the proposal also includes a loft conversion to facilitate two additional bedrooms and a bathroom which will be positioned within a dormer to 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.

The proposed development would substantially remodel the existing dwelling, including the conversion of the roof space to provide two additional bedrooms and a bathroom. Whilst the proposal would increase the overall footprint and built form of the dwelling through the addition of a side and rear extension and rear dormer, the development has been designed to remain proportionate to the host property. The majority of the additional built form would be contained to the rear of the dwelling and would not project above the existing ridgeline, thereby retaining the established scale and form of the dwelling.

The proposed rear dormer has been designed as a subordinate addition, being set within the rear roof slope and positioned below the existing ridge height. Therefore, it would not appear unduly prominent or visually dominant when viewed in the context of the host dwelling. The proposed materials, including brickwork and roof tiles to match the existing dwelling, would further aid in integrating the development with the appearance of the existing dwelling.

Furthermore, there are examples of similar roof alterations within the surrounding area, including properties to the west of the application site which incorporate rear dormer additions of a comparable scale and form. The proposal would therefore reflect an established pattern of development within the locality and would integrate satisfactorily with the character and appearance of the surrounding residential area.

Given its location, the development would have very limited visibility from the public realm and would not materially alter the character or appearance of the surrounding street scene. Furthermore, the scale, design and massing of the extension are considered proportionate to the size of the host dwelling and would not appear as an incongruous or overly dominant addition. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition 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: 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.

There have been comments from Woodley Town Council and neighbours regarding concerns over the proposed dormer to the rear and how this part of the development would impact neighbouring amenity in terms of privacy.

The proposed rear dormer has been designed to remain subordinate to the host dwelling, being set within the main rear roof slope and not projecting above the existing ridgeline. The concerns raised regarding the absence of obscure glazing to the dormer windows is noted; however, the proposed dormer would be positioned approximately 36 metres from the rear elevation of No. 15 Silver Fox Crescent. This separation distance significantly exceeds the minimum distances set out within the Borough Design Guide and is considered sufficient to prevent any overlooking or loss of privacy.

Moreover, as the proposal would not involve raising the existing roof ridge, the overall height and roof form of the dwelling would remain largely unchanged. It is also noted that No. 15 Silver Fox Crescent is an existing two-storey dwelling and therefore already experiences a degree of overlooking and is a typical feature of a residential development. Given the substantial separation distance between the proposed dormer and the rear elevation of No. 15, together with its position within the existing roof slope, it is considered that the proposal would maintain an acceptable level of residential amenity. Accordingly, the provision of obscure glazing to the dormer windows is not considered necessary in this instance.

The proposed extension would project further towards the side boundary than the existing dwelling. However, given its single-storey scale and the modest increase in built form, the development would not appear unduly dominant or overbearing when viewed from the adjoining property. Whilst a new window is proposed within the side elevation, this would serve an ensuite and is proposed to be fitted with obscure glazing. As such, the window would not give rise to any unacceptable overlooking or loss of privacy. Given the siting, scale and design of the extension, together with the provision of obscure glazing, it is considered that the proposal would have a minimal impact on the residential amenities of adjoining occupiers.

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: Whilst the existing garage is set to be demolished, the proposed block plan shows spaces for three vehicles. As there is no change in level of driveway parking available, and no off-street parking is proposed the proposal does not impact parking or access provisions, therefore no comments from Highways have been received.

Landscape and Trees: The Site is within a large Woodland TPO (Ref: TPO-0003-1951) The Officer accepts the amendments to the landscape design for the front garden and front boundary treatment within the submitted drawing, Location and Site Plan. (Ref: Orange Key Design Studios, 26034/PL002 Rev P3, June 2026).

The proposed evergreen Wilson's Honeysuckle (*Lonicera nitida*) shrubs including their proposed size, spacing, and maintained height are appropriate for the suburban setting of the Site. The Officer confirms that the soft landscaping bed for the *Lonicera nitida* shrub-hedge has been widened to 750mm at a minimum and notes have been included for appropriate planting methods.

Flooding and Drainage: The application site is not situated within an area susceptible to fluvial flooding. Concerns raised in respect of drainage are noted; however, these matters relating to the drainage concerns fall within a separate remit and do not influence the determination of a planning application. In this instance, the applicant will be reminded that all the proposed works must remain within their curtilage, and the granting of planning permission does not authorise any works on neighbouring land without obtaining consent.

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:	13 August 2026
Earliest date for decision:	15 July 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.09.2026