

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261006
Site Address:	54 Woodwaye, Woodley, Wokingham, RG5 3HB
Expiry Date:	23 June 2026
Site Visit Date:	
Proposal: Householder application for the proposed replacement of existing roof and addition of a first floor rear extension to form additional first floor accommodation plus changes to fenestration and demolition of conservatory.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY – No relevant history

Application No.	Description	Decision & Date
n/a	n/a	n/a

CONSULTATION RESPONSES

Internal

No comments received

External

No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site relates to a detached dwelling located on the northern side of Woodwaye, Woodley. The property forms part of an established residential area characterised by a mix of detached and semi-detached dwellings set within generous residential plots. The surrounding street scene exhibits a varied architectural character, with a range of roof forms, extensions and other domestic alterations. The dwelling benefits from off-street parking to the front and a private rear garden.

Proposal description: The application seeks planning permission for alterations to the existing roof to form a gambrel roof, incorporating four rooflights serving non-habitable rooms, together with the erection of a first-floor rear extension and demolition of existing single-storey conservatory.

The proposed gambrel roof would extend across the full length of the dwelling c.12.5m, introducing c.2.2sqm of additional built roof form to both the eastern and western roof slopes. The proposal would not increase the existing ridge height of the dwelling.

The first-floor rear extension would project c.2.7m, above the existing single story rear element across the full width of the dwelling c0.8m, providing c21.6sqm of additional internal floorspace.

The proposal also includes the replacement of the existing pebble-dash render with K-render, together with the installation of grey composite cladding at first-floor level to the front and rear elevations, as indicated on drawing no. 26013.PP-06.

In addition, the proposal includes the repaving and widening of the existing front driveway c.10.35 x c.10.40m to provide improved on-site parking provision, together with associated alterations to the front hardstanding.

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: Woodwaye is characterised by a varied street scene comprising detached and semi-detached dwellings of differing architectural styles and designs. The area includes a range of roof forms, including gable and hipped roofs, together with examples of front and rear extensions, dormer additions and other domestic alterations together with variation in external finishing. Consequently, there is no single prevailing architectural style within the immediate street scene.

Gambrel Roof:

The proposal seeks to replace the existing roof profile with a gambrel roof extending across the full length of the dwelling. Whilst this would introduce c2.2sqm of built form on both the east and west roof slopes, the proposal would not increase the maximum ridge height of the existing dwelling. The gambrel roof would however project c.0.8m widthways compared to the existing hipped roof.

Although a gambrel roof form is not a common feature within the immediate locality, the varied architectural character of Woodwaye, together with the retention of the existing ridge height, means the proposal would not appear incongruous or unduly prominent within the street scene.

The proposal also incorporates four rooflights within the roof slopes serving non-habitable rooms. These are modest in scale and would be appropriately integrated within the roof slope, preserving the overall appearance of the dwelling.

First-Floor Rear Extension:

The proposed first-floor rear extension would project c.2.7m over the existing single storey rear element of the dwelling, providing c.21.6sqm of additional floorspace. There is evidence of similar first floor extensions throughout the street including No. 51, No. 55 and the immediate neighbour to the east No.56.

The extension would be located solely to the rear of the property and would have limited visibility from the public realm. Its scale, design and appearance are considered subordinate to the host dwelling, and it would integrate appropriately with the proposed roof alterations.

The proposal would utilise roof tiles to match the existing dwelling, whilst replacing the existing pebble-dash render with K-render and introducing grey composite cladding across the first-floor front and rear elevations. The proposed cladding reflects the appearance of a neighbouring dormer extension within the street and, when viewed within the context of the varied architectural character of Woodwaye, would not appear incongruous. Collectively, the proposed materials would provide a cohesive appearance whilst remaining sympathetic to the surrounding street scene.

Demolition of conservatory:

Additionally, the proposal includes the demolition of a c3.1x4.4m conservatory to the rear of the dwelling. The existing conservatory is not visible to the public realm, as such its demolition is not anticipated to have an impact on the character of the area.

Relaying and widening of driveway:

Woodwaye displays a varied streetscene in respect of driveway treatments, surfacing materials and landscaped frontages. Whilst the proposal would result in the loss of a

proportion of the existing planting to the frontage, a number of neighbouring properties have similarly extensive areas of hardstanding. Consequently, the widened driveway would reflect the prevailing pattern of development and would not appear incongruous within the street scene.

Summary: Overall, whilst the proposal represents a noticeable alteration to the appearance of the dwelling, its scale, design and use of materials, together with the absence of any increase in ridge height, ensure that it would not result in harm to the character or appearance of the host dwelling or the wider street scene. The proposal is therefore considered to comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposal would introduce additional first-floor accommodation through the insertion of a gambrel roof and first-floor rear extension. Outlook from the new habitable rooms would be directed towards the front and rear of the site, consistent with the existing arrangement. The separation distances between the application site and neighbouring properties to the front and rear would still exceed the minimum guidance outlined with the Borough Design Guide SPD.

The proposal also incorporates four rooflights within the gambrel roof, all of which would be positioned within the side-facing roof slopes. These rooflights would serve non-habitable accommodation. The windows would pose a minor overlooking concern towards the rear gardens of Nos. 52 and 56 so for that reason, a condition will be imposed in respect to these roof lights, requiring them to be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed.

Accordingly, the proposal is not considered to result in unacceptable impacts upon neighbouring residential amenity in respect of overlooking.

Loss of Light and Overbearing:

The proposed first-floor rear extension would project c.2.7m above the existing single-storey rear element across the full width of the dwelling. Similar first-floor rear extensions are evident within the surrounding area, including Nos. 51, 55 and the adjacent property at No. 56.

To the west, a separation distance of c.2.5m would be maintained between the proposed extension and the flank elevation of No. 56 when considering the existing car port. This retained separation, together with the scale of the proposal which aligns with the massing of no.56's first floor rear extension is considered sufficient to avoid an unacceptable loss of light or overbearing impact.

To the east, the proposal would extend along the shared boundary with No. 52. However, No. 52 benefits from an existing single-storey rear extension with a pergola situated between the two properties, resulting in a retained separation distance of c.2.3m between the proposed flank wall and the neighbouring built form. Furthermore, the proposed extension would not project beyond the existing rear building line of No. 52. Given the retained separation, the modest projection and the absence of side-

facing windows or rooflights within the neighbouring rear extension, no unacceptable loss of light or overbearing impact is anticipated.

The proposed gambrel roof would alter the profile of the existing roof but would not increase the maximum ridge height of the dwelling. As such, the roof alterations are not considered to materially increase the visual bulk of the dwelling or give rise to an unacceptable sense of enclosure or loss of light for neighbouring occupiers.

Accordingly, the proposal is considered to comply with Policy CP3 of the Core Strategy in respect of neighbouring residential amenity.

Highway Access and Parking Provision: The submitted parking plan demonstrates that the existing driveway would be widened and repaved to provide off-street parking for at least three vehicles, with additional storage remaining available within the detached garage. This level of parking is considered sufficient to serve the enlarged dwelling and accords with the Council's parking standards.

Whilst the proposed layout provides only limited space for vehicles to turn within the site, Woodwaye is a lightly trafficked residential road where vehicle speeds are low. In these circumstances, the proposal is not considered to give rise to a material highway safety concern.

The driveway arrangement would result in the loss of a proportion of the existing soft landscaping to the front of the site. However, officers note that the proposed layout reflects the established character of the surrounding street, where a number of neighbouring properties have similarly extensive hardstanding to facilitate off-street parking. The loss of planting is therefore not considered to result in unacceptable harm to the character of the area.

To ensure that surface water runoff is appropriately managed, a condition is recommended requiring the driveway to be constructed using permeable materials. Subject to this condition, the proposal is considered acceptable in highway and drainage terms.

Amenity Space: The proposal involves additions wholly above the existing footprint of the dwelling, and the following demolition of a single-storey rear conservatory this would result in a c23.2m garden length. This is considered sufficient to serve the dwelling and exceeds the minimum garden length recommended by the BDG.

Conclusion: For the reasons stated above the proposed development is recommended for approval, subject to conditions.

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:	Yes/No/Not required
Recommendation:	APPROVE
Date:	16 June 2026
Earliest date for decision:	20 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	29/06/26