

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243184
Site Address:	33 Duffield Road, Woodley, Wokingham, RG5 4RL
Expiry Date:	4 March 2025
Site Visit Date:	12 February 2025
Proposal: Householder application for the proposed first floor front infill extension along with single storey rear extension and changes to fenestration, plus works to the roof to include roof lights following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Woodley

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
031070	Proposed single storey rear extension to dwelling	Approve 12 th January 2004
002474	Proposed two storey side and rear extensions to dwelling and single storey rear extension	6 th February 2001

CONSULTATION RESPONSES

Internal
WBC CIL

WBC Ecology
External
N/A

REPRESENTATIONS	
Parish/Town Council	No objections received
Ward Member(s)	No comments received
Neighbours	One comment received related to potential light pollution to no. 10 Alderley Close from the roof lights of the rear extension. <i>Officer comments:</i> The application does not include external lighting. The proposed roof lanterns (provided to allow additional daylight into the rear extension) would be located approximately 60m from the rear boundary of 10 Alderley Close and screened by vegetation. A degree of artificial light generated from inside the dwelling would be visible through the roof lanterns from outside but this would not be so significant as to harm the residential amenity of any neighbours.

APPRAISAL
Site Description: The site is a detached dwelling house in the residential area of Woodley. It benefits from a large enclosed front garden and driveway with off road parking. At the rear of the property there is a large, landscaped garden. One section of the rear side boundary faces onto the rear gardens of Alderley Close. 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. Proposal: A first-floor front infill extension and alterations to the roof to enlarge bedroom no. 3. The front extension will have a pitch roof and a front facing window; it will be approximately 1m taller and 20cm forward of the existing dormer window. At the rear of the property, the conservatory would be demolished, and a single storey

rear extension would be built to create a family room and kitchen, each room with a roof lantern and double doors opening onto the rear garden. Part of the existing rear ground floor wall would be removed to connect the new space with the existing dining room. The rear extension will measure 9.2m wide, 3.8 in depth and 3.9m in height when including the roof lanterns. The rear extension roof will be of a combination flat and tiled pitch design.

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. Policy R23 of the Borough Design Guide (BDG, 2012) states that any alteration or extension to an existing building should be well-designed, contribute positively to the local character and original building, and relate well to neighbouring properties.

The site is in the defined settlement area of Woodley. The street scene is a residential main road with large, detached dwellings of a varying ages and design. Most of the front gardens have driveways for parking and are partially screened from the road by boundary walls, fences and tall vegetation. The proposal would blend with other properties in the street scene and not be overly prominent. The pitch roof of the infill front extension would be inferior to the main roof line and would not be forward of the principal elevation. Overall, the proposal complies with Policies CP1 and CP3 of the Core Strategy and Policy R23 in the Borough Design Guide.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Wokingham Borough Council Design Guide (BDG) also provides some guidance on extensions which relate to protecting residential amenity. It states that following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- A gap should be retained between the building and site boundary, and this should be a minimum of 1m in width.

Overlooking: The rear single storey extension will be shielded from neighbouring properties by tall hedging up to 2.5m in height. The side elevation of the family room facing onto the boundary with no. 31 Duffield Road would have a large window. However, when comparing the location of the window with the existing conservatory there would be no additional overlooking.

Loss of Light: The rear extension would extend beyond the rear elevation of the immediate neighbours. However, given that the gardens are southwest facing, they would continue to receive sunlight for most of the day. Furthermore, the boundary treatment with no. 35 is laurel hedging approximately 2.5m in height and another tall hedge also provides privacy with no. 31. Therefore, there are no concerns related to any significant loss of daylight or overshadowing to neighbours in this instance.

Overbearing: The front infill extension does not protrude beyond the principal elevation of the existing dwelling and the roof height is lower than the main roof. The rear extension is single storey and would extend beyond the rear wall of the existing dwelling by 3.8m and is 1m from the boundary with no. 35 Duffield Road. Therefore, there are no concerns related to overbearing.

Ecology:

Ecology Officer comments: No objections. The survey is adequate for the PRA to conclude that the house was assessed as having negligible bat roosting potential in the areas which will be affected by the proposed works. The cladding on the dormer windows has some gaps which according to section 4 were inspected from a ladder using an endoscope and torch and none were considered as suitable potential roost features. The development should be implemented as proposed in section 6 of the Preliminary Roost Assessment. Informative I17 is requested.

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:	27 February 2025
Earliest date for decision:	28 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27/02/25

