

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251643
Site Address:	19 Norton Road, Woodley, Wokingham, RG5 4AH
Expiry Date:	11 September 2025
Site Visit Date:	7 August 2025
Proposal: Householder application for the proposed erection of single-storey side extension.	

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 CP11 – Proposals Outside Development Limits
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 TB21 – Landscape Character TB23 – Biodiversity and Development
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 NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
42040	Two storey extension	C/A – 20/01/1994

CONSULTATION RESPONSES

Internal
WBC Highways: No objection subject to condition
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site is a mid-20th century semi-detached dwelling located on Norton Road, Woodley. The dwelling benefits from existing alterations and additions including a side facing dormer addition to the roof. Proposal: This application proposes the erection of a single storey side extension to the existing dwelling. The proposal would be sited well back from the principal (front) elevation by approximately 4.8m with a total width of approximately 3.4m, eaves height of approximately 2.5m and total ridge height of approximately 3.75m. The proposed extension would have a mono-pitched roof form and would not encroach beyond the existing rear building line. 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. Design and Character of the Area: While consisting predominantly of two storey buildings, Norton Road has a varied street scene with differing examples of architectural style, age and form. While sited within formal suburbia, the gaps between buildings, particularly at ground floor level, are inconsistent and do not contribute to the character of the area.

Of note is that there are various examples of ground floor side extensions which are positioned in very close proximity to the side boundary of their respective including both immediate neighbours to the site (Nos. 17 & 21). While the proposal would result in a very narrow gap between the site and No.21 Norton Road adjacent, the retained gap would prevent any potential terracing effect and would not be out of keeping with the street scene.

While the proposed mono-pitched roof form would not fully respond to the pitch of the main gable roof form, it would still appear as a subservient addition to the host dwelling due to its modest eaves height. Moreover, the proposal would be set well back from the principal building line, and the proposed external materials would be in keeping with the existing, further mitigating the visual impact of the scheme. It would also not be a disproportionately sized addition to the host dwelling due to it respecting the rear building line and its appropriate ridge height.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

While the proposal would be sited in very close proximity to the shared side boundary with No.21 Norton Road adjacent, due to the existing relationship, the modest eaves height and pitched roof form of the extension and the proposal not encroaching the existing shared rear building line. The nearest part of no.21 Norton Road to the proposal is a converted garage comprising the main porch access to the property and is unlikely to contain main living rooms. The proposal would not have an adverse effect on the amenity of the neighbour in terms of overbearing or loss of light impact.

Due to the proposal respecting the existing rear building line there are no concerns relating to potential impact on the adjoining (No.17). Due to the single storey nature of the proposal there are no overlooking concerns.

Overall, any potential harm on neighbouring amenities has been sufficiently mitigated prohibiting any adverse harm over and above the existing level of amenity in accordance with Core Strategy policy CP3.

Other:

The proposal would not result in the loss of any soft landscaping features and would retain sufficient rear amenity spaces. The proposal would also not effect the site's existing off-street parking provision for two vehicles, subsequently the Council's Highways Officer has raised no objection. Due to the loss of existing side access to the rear garden, the Officer has recommended a condition requiring the submission of alternative cycle storage details to be agreed. While this is duly noted, this would not meet the reasonable test under paragraph 57 of the NPPF due to the relatively modest nature of this householder development. Moreover, there is sufficient space within the rear garden for secure storage if required by any future occupant(s).

Subject to conditions, the application is acceptable and is therefore recommended for approval.

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:	9 September 2025
Earliest date for decision:	8 August 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	10 September 2025

PLANNING CONSTRAINTS/STATUS

- **Major Development Location – Woodley**
- **Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay**