

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251731
Site Address:	13 Jerome Road, Woodley, Wokingham, RG5 3NH
Expiry Date:	22 September 2025
Site Visit Date:	5 November 2024 (242498)
Proposal: Application to vary condition 2 of planning consent 242498 for the proposed erection of a new front porch extension and part single, part two storey side/rear extension following the demolition of the existing attached garage and single storey rear addition. Condition 2 refers to approved details and the variation is to add an additional 1m to proposed ground floor rear 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking 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 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
242498	Householder application for the proposed erection of a new front porch extension and part single, part two storey side/rear extension following the demolition of the existing attached garage and single storey rear addition.	C/A – 26/11/2024
F/2002/7579	Proposed single and two storey rear extensions to dwelling.	C/A – 14/11/2002

106/63	Semi Detached House	C/A 08/08/1963	–
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CONSULTATION RESPONSES

Internal

None consulted

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 semi-detached two storey dwellinghouse located within a 1960s residential development in Woodley. The site forms part of a row of semis which back onto Malone Park, while the wider estate comprises a mix of detached and semi-detached two storey dwellings. The dwelling benefits from previous alterations and additions including a staggered single storey extension at the rear.

Proposal:

This application seeks to vary condition 2 of planning consent 242498. Condition 2 relates to the approved details and the proposed variation is to extend the approved part single part two storey rear extension by an additional 1m at ground floor level, taking its total depth from approximately 5.4m to 6.4m.

The approved rear extension would effectively 'square off' the existing single storey addition and would not encroach the existing rear building line. The proposed amendment would span the full width of the dwelling and project beyond the rear building line by 1m.

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 the proposed amendment would further enlarge the footprint of the dwelling at the rear, the increased depth of 1m would not add significant bulk to the approved scheme. The visual impact would be further mitigated by its flat roof form and restricted ridge height, while the overall size of the scheme would still be in keeping with other large rear extensions within the surrounding area. Moreover, impact on local character would be limited due to its position at the rear, with no perceptible change from the street scene arising from the proposed amendment.

Overall, the proposed amendment to the approved scheme would not result in any additional harm to the visual amenity of the street scene or local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Due to the single storey nature of the proposed amendment, there are no additional overlooking concerns. In terms of additional overbearing and loss of light impact, while the proposal would marginally extend beyond the rear building line of the adjoining semi (No.15 Jerome Road), any potential impact would be sufficiently mitigated by its appropriate flat roof form and the flank elevation being set in from the boundary. The extension would remain set back from the rear building line of No.11 Jerome Road adjacent to the east.

Other:

The proposed amendment would have no impact on any other material planning considerations.

As such, the application is 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:	12 September 2025
Earliest date for decision:	19 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15 September 2025

PLANNING CONSTRAINTS/STATUS

- *Major Development Location - Woodley*
- *Adjacent to Public Open Space (borders Malone Park to the rear)*
- *Tree Preservation Order No.03/1951-W3 (Woodland TPO)*
- *Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay*