

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261854
Site Address:	5 Tennyson Road, Woodley, Wokingham, RG5 3RH
Expiry Date:	2 October 2026
Site Visit Date:	16 September 2026
Proposal: Householder application for the proposed erection of a two-storey side and single storey rear extension following demolition of the existing single storey rear extension and outbuildings.	

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 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
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 CIL- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site relates to a semi-detached two-storey dwelling situated within Woodley, Wokingham. The dwelling occupies a relatively generous residential plot and is set back from the highway. The surrounding area is predominantly residential in nature and comprises a mixture of detached and semi-detached dwellings of similar scale and appearance.

Proposal: This application seeks permission for the proposed erection of a two-storey side and single storey rear extension following demolition of the existing single storey rear extension and outbuildings.

The proposed two-story side extension will be approximately 6.8 meters in depth, 3.5 meters in width and 8 meters in height. The single storey rear element will be approximately 6 meters in depth, 9 meters in width and 3 meters in height.

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 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 extension would be to the east and south elevation and would not project above the existing ridge line. The proposed extension would result in a degree of asymmetry with No. 7 Tennyson Road; however, the incorporation of a pitched roof design matches the host dwelling and the surrounding street scene ensuring a degree of visual continuity. Therefore, the development would not form a prominent feature within the street scene, and the resulting visual impact would be minimal.

The extension would be set below the existing ridge line and set back from the original front building line. Whilst these reductions are minimal, they accord with the guidance contained within the Borough Design Guide, which seeks to ensure that extensions remain subordinate to the host dwelling through lower ridge heights and setbacks from the principal elevation.

The single storey rear element would include a flat roof design which matches the existing. This helps to minimise the overall height and massing of the extension, thereby

reducing its visual impact maintaining the extension as a subordinate addition to the host dwelling. Given its location to the rear of the property, 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.

As such, 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.

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.

Whilst the proposal would introduce additional built form along the boundary with No. 3 Tennyson Road, it is noted that the existing single-storey rear extension and associated outbuildings are to be demolished as part of the development. Furthermore, the proposed extension would largely occupy the footprint of the existing hardstanding. Whilst it is acknowledged that the proposed extension would not fully accord with the Borough Design Guide (BDG) relating to separation distances, falling approximately 0.3 metres short of the recommended 1-meter gap to the side boundary, this is not considered to result in material harm in this instance. The proposed two-storey side extension would adjoin the neighbouring garage associated with No. 3 Tennyson Road.

Furthermore, no new first-floor windows are proposed within the eastern elevation facing No. 3 Tennyson Road. As such, the development would not introduce opportunities for overlooking of neighbouring habitable rooms or private amenity areas, including gardens and patios.

Whilst the proposal includes additional windows within the north and south elevations, the proposed windows to the northern elevation would be located approximately 26 metres from neighbouring properties to the front and approximately 29 metres from properties to the rear. In this instance, the proposed development would meet, and in part exceed, this guidance therefore, this the development is not considered to result in any material harm to the residential amenity of neighbouring occupiers.

Highway Access and Parking Provision: The application form states that there is a change in the level of parking available. After querying with the agent, there will be no change to the parking provision, and an updated block plan has been submitted to show this. Therefore, the proposal does not impact parking or access provisions, therefore, no comments from the Council's Highways Officer have been raised.

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:	22 September 2026
Earliest date for decision:	29 August 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	25.09.2026