

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252622
Site Address:	15 Concorde Way, Woodley, Wokingham, RG5 4NF
Expiry Date:	24 December 2025
Site Visit Date:	7 November 2025
Proposal: Householder application for the proposed single storey rear extension with flat roof and roof light.	

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 CP5 – Housing Mix, Density and Affordability
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM10 - Flood Risk DM11 - Water Resources
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 ER9 – Woodley town centre and Lower Earley district centre FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
180449	Householder application for the proposed conversion of existing garage to habitable accommodation	Approve – 9/4/2018

001998	Proposed two storey side extension to dwelling.	Approve 29/8/2000	-
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CONSULTATION RESPONSES

Internal

WBC Drainage – Request of further information.

External

None consulted

REPRESENTATIONS

Woodley Council	Town	No objections
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL

Site Description:

The application site comprises a detached dwelling located at the end of a cul-de-sac within the established residential area of Woodley. The surrounding pattern of development consists of predominantly red brick detached and semi-detached dwellings with driveways and modest rear gardens.

The proposal seeks planning permission for a single-storey rear extension measuring c. 26sqm, projecting c.3.2m beyond the existing rear building line. The extension would incorporate a flat roof design measuring approximately 3m in height (3.3m including a centrally positioned roof light). The dwelling is set back from the adjacent property No. 17, and the property to the rear—which shares a boundary fence—benefits from a similar rear extension, ensuring that rear additions form part of the established pattern of development in the locality.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding street scene is characterised by red-brick dwellings with varied rear additions. The proposed rear extension is modest in scale and would have minimal visibility from the public realm due to boundary fencing and soft landscaping. At c.3.2m projection and c.26sqm floor area, the extension remains subservient to the main dwelling and respects the built form and proportions of the host property.

The proposed materials are stated to match those of the existing dwelling, ensuring visual cohesion and maintaining the established character of the property. Given the presence of a similar rear extension at the neighbouring dwelling behind the site, the proposal would align with the existing pattern of development and would not result in any adverse impact on the character of the area.

Accordingly, the scheme complies with Policy CP3 and the Borough Design Guide (BDG).

Neighbouring Amenity:

Overlooking:

The existing rear elevation already contains double glass doors and two windows, establishing the current level of onlooking. The proposed triple doors, additional rear window, and roof light are all at ground-floor level and face into the private rear garden, with boundary fencing preventing any views toward neighbouring properties. As such, no harmful overlooking would arise.

Loss of Light and Overbearing:

With a modest height of c.3m (3.3m including the roof light) and a 3.2m projection, the extension is small-scale and typical of residential rear additions. Due to its single-storey form and separation from neighbouring dwellings, it would not cause any material loss of light or appear overbearing.

Highway Access and Parking Provision:

The proposal does not increase the number of habitable rooms, and the property retains its existing three off-street parking spaces, which accord with local parking standards.

No changes are proposed to access arrangements, and the development raises no highway safety concerns.

Amenity Space:

The extension retains a rear garden area measuring approximately 10.5m x 7.5m (c.77.5sqm). This provides adequate private amenity space for current and future occupiers, in line with the Borough Design Guide

Flooding and Drainage:

The site lies within Flood Zone 1 and is identified as being at low risk of surface water flooding. While a drainage condition has been requested, the modest nature of the proposal, combined with the presence of similar rear extensions in the area that have not been subject to such conditions, means that it would not be reasonable to impose one in this case. In line with Paragraph 55 of the National Planning Policy Framework (NPPF), which sets out the six tests for planning conditions, the request is considered to fail the test of reasonableness. As such, a drainage condition is not sought.

Conclusion:

The proposal represents a modest and proportionate single-storey rear extension that would preserve the character of the dwelling and wider area, safeguard neighbouring amenity, retain compliant parking provision, and maintain sufficient private amenity space.

The development 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 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:	Not required
Recommendation:	Approve
Date:	8 December 2025
Earliest date for decision:	19 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	17.12.2025

PLANNING CONSTRAINTS/STATUS

- Major Development Locations – Woodley
- Mineral Safeguarding Areas - Sharp Sand and Gravel
- Major Nuclear Sites Consultation Zone
- Aerodrome Safeguarding: Heathrow Consultation Zone
- Risk of Flooding from Surface Water
- Great Crested Newt Impact Risk Zones
- Potentially Contaminated Land Zones
- Landscape Character Assessment 2019
- Ward – Loddon
- Prish – Woodley