

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251292
Site Address:	52 Antrim Road, Woodley, Wokingham, RG5 3NT
Expiry Date:	25 July 2025
Site Visit Date:	22/07/2025
Proposal: Householder application for the proposed single storey front extension, with new fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.

External

None consulted.

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council – No objections.
Ward Member(s)	No comments received
Neighbours	54 Antrim Road: - Loss of light concerns. <i>Officer comment: Please refer to the 'Neighbouring Amenity' section of this report.</i> - Boundary Treatment – Clarity is requested on the future treatment of the site boundary, currently marked by a wire fence and concrete posts maintained by No. 52. No design details have been submitted. <i>Officer comment: No indication has been made within the submitted information to suggest that the existing boundary wired fence would be altered or removed. Nonetheless, any works are proposed to a shared boundary, would be subject to the provisions of the Party Wall etc. Act 1996, which is separate from planning legislation. It is the responsibility of the applicant to ensure that any such matters are resolved appropriately with neighbouring properties.</i> - Incorrect Boundary Line – The existing and proposed site plans incorrectly show the boundary cutting into No. 54's front garden by approximately 25cm. Corrections are requested to accurately reflect the true boundary and chimney placement. <i>Officer comment: The agent has submitted a Land Registry title plan which corroborates the red line boundary shown on the site plan, supporting its accuracy for planning purposes. It is important to note that while the red line boundary has been accepted for validation and assessment, the granting of planning permission does not confer legal rights over land outside the applicant's ownership or control. Separate permissions may be required under civil law, including compliance with the Party Wall etc. Act 1996, which falls outside the scope of the planning system.</i> - Proximity to Boundary – The plans do not specify the offset between the proposed front extension and the boundary. The neighbour requests assurance that the extension will not encroach onto their land and that no construction access or damage to their garden will occur without prior agreement. <i>Officer comment: The</i>

	<i>granting of this planning permission would not authorise the applicant to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.</i> - Construction Impacts – The neighbour asks for the expected build timeframe and what measures will be in place to control noise, dust, and debris affecting their property. <u>Officer comment:</u> <i>The planning system does not control the specific duration or schedule of construction works. However, if planning permission is granted, the applicant would be required to commence development within three years of the date of the decision, in accordance with standard planning conditions. A degree of noise and dust from construction of the scheme would be inevitable but it would not be significant enough to warrant restrictive conditions on such a relatively minor householder application. If excessive noise or dust did occur during or as a result of development this could be dealt with under other legislation e.g. Environmental Protection Act 1990.</i> - Materials and Appearance – Clarification is sought on whether materials will match the existing property and street scene, in line with Part 2 of the West Berkshire Quality Design SPD. <u>Officer comment:</u> <i>As stated in the submitted application form, the proposed building materials will match those of the existing dwelling. A suitable condition will be imposed on any planning permission granted to ensure compliance.</i>
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APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is primarily characterised by semi-detached properties set in discernible groupings which are distinguished by repeated house type.

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:

The proposed single storey front extension would feature a mono pitched roof and project approximately 2.6 metres from the existing front elevation, extending across its full width. Owing to its modest scale and limited projection beyond the established building line, the extension would appear proportionate and in keeping with the character of the host dwelling. Furthermore, the resulting built form would be consistent with similar extensions found on several properties along the north side of Antrim Road. As such, the proposal is not considered to have an adverse impact on the character or appearance of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

Loss of Light and Overbearing:

The BRE Site Layout Planning for Daylight and Sunlight (SLPDS) is used as a guideline for assessing acceptable levels of light loss. In this case, the proposed extension, with its modest single storey height and limited projection of approximately 1.1 metres beyond the front elevation of the neighbouring property at No. 54, would not breach the 45-degree line from the ground floor front-facing windows. Accordingly, it is considered that the development would not give rise to any significant overshadowing or loss of light.

Furthermore, due to its appropriate siting and modest scale, the proposal is not considered to result in any unacceptable overbearing or sense of enclosure impacts.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Trees and Landscape Response:

A row of protected trees, covered by Tree Preservation Order (TPO) No. 4/1961, extends along the rear boundary of the site. However, given the modest scale of the proposed development and its sufficient separation from any mature trees, it is considered that the proposals would not result in any adverse impact on trees or the wider landscape character.

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:	Approval
Date:	4 July 2025
Earliest date for decision:	17 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28 July 2025