

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250720
Site Address:	20 Farriers Close, Woodley, Wokingham, RG5 3DD
Expiry Date:	4 June 2025
Site Visit Date:	7 May 2025
Proposal: Householder application for the proposed erection of a single storey front and rear extension, plus conversion of the garage into habitable accommodation, changes to fenestration following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition
WBC CIL – No comments

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site is located within a small cul-de-sac off the busier Reading Road in Woodley. This application seeks planning permission for the erection of a single storey front extension and single storey rear extension.

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 rear extension would be a large addition relative to its nature, with a continuation of the ridge line as opposed to adopting a stepped down approach. Notwithstanding, the extension would still have limited street presence owing to its inconspicuous position to the rear of the property, ensuring there would not be any notable impact on wider character.

The front extension would be a more modest addition, being set back from the existing protrusion along the principal elevation. It seeks to incorporate an open element, which is considered acceptable from a design perspective.

When viewing the development as a whole, it is clear that the character of the existing dwelling has been respected, with the recreation of the existing half hipped gable protrusions and the use of matching materials.

In line with the above, it is considered that the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

The development also comprises the creation of an additional parking space within the existing front garden. Whilst the loss of this grassed area would be unfortunate, it is noted that the site would still retain an area of soft landscaping, such that there would be no adverse impact upon the cul-de-sac as a result of this change.

Neighbouring Amenity: The rear extension would increase the run of built form adjacent to the boundaries with both No.19 & No.21, however, due to the roof form which slopes away from the neighbouring sites, and the retained separation distances, there would not be any adverse loss of light or overbearing impact experienced by neighbouring residents.

Due to the ground floor nature of the enlargements, there are no overlooking concerns.

Highway Access and Parking Provision: Following a review of the application, no objection has been raised by WBC Highways.

Conclusion: For all the above, the proposal is acceptable, and 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:	28 May 2025
Earliest date for decision:	16 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	29 May 2025