

Agenda Item 13.

Application Number	Expiry Date	Parish	Ward
261179	9 th July 2026	Woodley	Bulmershe & Coronation Ward

Applicant	Mr Raja Ghazanfar Ali Khan
Site Address	108 Reading Road, Woodley, Wokingham, RG5 3AD
Proposal	Application to vary Condition 2 (Approved Details) of planning permission 251184 for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window and changes to fenestration. The variation seeks to allow revised approved plans including alterations to the rear dormer, amendments to fenestration, revisions to the rear balcony, alterations to the dormer roof form and associated material changes.
Type	Variation/Removal of Conditions Application
Officer	Marcus Hillman
Reason for determination by committee	Listed by Councillor Alison Swaddle

FOR CONSIDERATION BY	Planning Committee on
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
The proposal includes fenestration changes, installation of a rear balcony and alterations to the rear dormer roof. These elements are considered acceptable in scale and design and would not harm the character of the area. The development would not have an unacceptable impact on neighbouring amenity in respect of overlooking, loss of light or overbearing effect. Adequate on-site parking would also be retained. Accordingly, the application is recommended for approval subject to conditions. Where relevant, conditions attached to the original permission would be reviewed and re-imposed or updated to reflect the approved variations if the application is approved.

RECOMMENDATION: Approval

PLANNING STATUS
• Major Development Location – Woodley • Bat Roost Habitat Suitability

RELEVANT PLANNING HISTORY		
Application Number	Proposal	Decision

252525	Application to vary condition 2 of planning consent 251184 for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window and changes to fenestration. Condition 2 refers to the approved details, and the variation is to allow the enlargement of the rear dormer and removal of the rear roof terrace.	Approve 22 nd December 2025
251184	Householder application for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window and changes to fenestration.	Approve 5 th August 2025

REPRESENTATIONS
Internal: No internal consultations were undertaken for this application as no material planning issues were identified that would warrant input from specialist consultees.
Town/Parish Council: No objection raised.
Local Members: <u>Councillor Alison Swaddle</u>: The proposed development would not be in keeping with the character of neighbouring properties, by reason of its scale and design, resulting in an overbearing form of development. Concern is also raised regarding the proposed parking arrangements, which are considered inappropriate for the site and likely to exacerbate parking pressures on Elmwood Close, a constrained residential road, including potential overspill from non-residents. Furthermore, concerns are shared in respect of the proposed roof terrace, particularly in relation to potential noise and overlooking, giving rise to a loss of privacy for neighbouring occupiers. Overall, it is considered that the development would have a harmful impact on the residential amenities of adjoining properties, including a material reduction in the ability of residents to enjoy their gardens. <i>Officer Note: These matters will be considered in the report below.</i>
Neighbours: 4 Neighbour objections received and are summarised as follows:

25 Elmwood Close: The property was previously in keeping with surrounding dwellings but is now considered out of character due to its scale, design and appearance. Concerns are raised regarding loss of privacy from the front and rear extensions, as well as parking and highway safety impacts near the Elmwood Close junction, where parked vehicles may obstruct visibility and force vehicles into the path of oncoming traffic.

Officer comment: Impact on character of the area, neighbour amenity and parking is addressed in the main report below.

23 Elmwood Close: The proposal represents an overdevelopment of the site. There is already direct overlooking into the existing extension, and the addition of a roof terrace would materially exacerbate loss of privacy. Concern is also expressed regarding the cumulative impact of similar developments in the area, noting a nearby application to the rear, which may set a precedent and result in further loss of privacy, daylight and sunlight to surrounding properties.

Officer comment: Impact on character of the area, neighbour amenity and parking is addressed in the main report below.

1 Elmwood Close: The latest revised plans are not considered to materially alter the original proposal. Concerns remain regarding loss of privacy from the rear elevation, harm to the character of neighbouring properties, potential noise from the rear balcony, and parking overspill onto the constrained Elmwood Close.

Officer comment: Impact on character of the area, neighbour amenity and parking is addressed in the main report below.

2 Elmwood Close: This is the fourth application for the site, following earlier applications and revisions. Concern is raised that the proposal reintroduces a rear roof terrace previously removed to address overlooking and privacy impacts. The proposed privacy screens are not considered to overcome concerns regarding noise, overlooking, loss of privacy and amenity, particularly given the lower ground levels of neighbouring properties. The development is also considered overbearing, out of keeping with Reading Road and Elmwood Close, and harmful to neighbouring residential amenity.

Officer comment: Impact on character of the area, neighbour amenity and parking is addressed in the main report below.

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 – Major Development Location - Woodley

MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements renewable energy generation C5 – Parking and electric vehicle charging NE4 – Trees, woodland, hedges and hedgerows HC8 – Noise pollution HC10 – Odour, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING ISSUES

Site Description and Proposed Development:

1. The application relates to a detached, bungalow in the residential area of Woodley with a garage and brick outbuilding in the rear garden. The site is a corner plot at the entrance to Elmwood Close. The front boundary is a low brick wall with iron railings above, brick pillars and double gates with iron railings. The side boundary treatment facing the highway is a fence backed by tall vegetation that partially screens the property from the public realm when viewed from Elmwood Close.
2. Planning permission is sought to vary Condition 2 (approved plans) of planning permission 251184. Application 251184 saw permission granted for a single storey rear extension, replacement roof to create first floor accommodation, front and rear roof terraces, removal of the front bay window and changes to fenestration. The variations to the approved plans conditions includes:
 - Alterations to the rear dormer
 - Amendments to fenestration
 - Revisions to the rear balcony
 - Changes to the dormer roof form
 - Associated material amendments.

Principle of Development:

3. 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.

4. This application is made under Section 73 of the Town and Country Planning Act 1990 and therefore seeks to vary the approved plans condition only. The principle of development has already been established under permissions 251184 and 252525, which are material fallback positions. The assessment is therefore limited to whether the proposed changes result in material harm compared to the extant permissions.
5. The site is located within settlement limits and as such domestic residential extensions and alterations are 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

6. Policy CP1 of the Core Strategy states that planning permission will be granted for proposals that maintain and enhance the high quality of the environment. Policy CP3 of the Core Strategy emphasises 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.
7. Section 4 of the Council's Borough Design Guide SPD states that any alteration and extension to an existing building should be well-designed, respond positively to the original building, contribute positively to the local character and street scene, and relate well to the neighbouring properties.
8. The application site faces onto detached houses that are partially screened by tall trees, two of which are Grade 2 Listed buildings (Bulmersh Manor and Olden Oak at 103, London Road). The separation distance of the front elevation with boundary would be approximately 16m and the front boundary comprises a tall hedge adjacent to a wall and railings with electric gates to a gravel driveway. The site lies outside the setting where the proposed changes would result in any material harm to the significance of these nearby listed buildings. The proposal therefore preserves their setting, consistent with relevant heritage policy and the NPPF.
9. The immediate neighbour at 110 Reading Road, has 2. no dormer window extensions that are less prominent than the proposal. The semi-detached properties at no's 120 and 122 have side dormer extensions that would be higher than the proposed dormers when measured from ground level. There are no other examples of dwellings with balconies in the immediate street scene.
10. The front elevation is set back from the highway by at least 16m. The double-glazed doors and one window on the ground floor would be partly screened from public view by a front boundary hedge approximately 2m in height. At first floor level, the approved double doors to the balcony would be replaced with a bedroom door and glazed panel, while the non-opening window would be replaced with an openable window of a similar size. The front dormer has been set 0.4m back from

the original front wall. The north facing double doors to the study will be replaced with a window. Therefore, the proposed fenestration changes to the front elevation would not cause any greater material harm to the character of the area than that approved under 251184.

11. The external walls to the north and south elevations will be rendered whereas the approved scheme ref 252525 has brick walls to the front and rear single storey extensions. The proposed render will match the side wall of the existing dwelling and will only be visible approximately 1m above the boundary fence, No. 1 ground floor window has been removed from the south facing side elevation. Therefore, the alterations to the north and south side elevations will not cause any greater material harm to the character of the area.
12. The first-floor rear elevation is partially visible above the 1.8m boundary fence when viewed from the public realm in Elmwood Close. The proposed balcony would be approximately 1.3m narrower in depth than the previously approved balcony ref 251184 and would not extend further beyond the original rear wall. It will have glazed panels and railings approximately 1.3m in height and privacy screens 1.8m in height facing onto the north and south facing boundaries. The 2 no. first floor rear bedrooms will each have a glazed door and access onto the balcony and the bedroom nearest the side boundary with Elmwood close has permission for double glazed doors ref 251184.
13. The dormer would have a part flat roof that would be approximately 1m wider than that approved ref 252525 to facilitate a shallower slope. It would be set down from the main roof by 0.4m and would be set in by approximately 0.6m which is more than the 0.1m approved ref 252525. The single storey rear extension with flat roof has been reduced in height by 0.2m to 2.8m. Therefore, the proposed alteration to the rear elevation is not materially different from approved application 251184 and would not cause any greater material harm to the character of the area.
14. Whilst the proposal introduces built form changes that is required to be assessed in respect of Policies CP1 and CP3 in terms of scale and design, these changes are not materially greater than those already approved and do not result in demonstrable harm. Significant weight is afforded to the fallback position represented by permissions 251184 and 252525, which establish that a broadly similar form of development, including a rear balcony and dormer form, is acceptable in principle. Overall, the variations from approved plans ref 252525 would not cause additional harm to the character of the area.

Neighbouring Amenity

15. Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

16. Section 4 of the Borough Design Guide recommends that the design of windows, and balustrades can influence the potential for overlooking. The Council's minimum distance of 22m is a generally accepted guideline for there to be no overlooking or material loss of privacy between the rear of two buildings that directly face one another.

17. The back to flank distance with 1 Elmwood Close would be approximately 30m which is more than the recommended 12m. The flank to side boundary separation distance on either side would be approximately 1.8m and 1.2m respectively which is more than the 1m recommended in the BDG. There is a 10m flank to flank separation distance with 2 Elmwood Close. The rear balcony is set away from the side boundary with 110 no. and partially screened by both the parapet wall, privacy screens and the existing pitched roof garage. The privacy screens would comprise comprising level 4 obscured glazing to assist in mitigating any impact from loss of privacy.

18. Therefore, the fenestrations to the rear and side elevations, and the proposed rear first floor balcony would not cause unacceptable loss of privacy to neighbouring occupants. In reaching this conclusion, it is noted that the relationship between the balcony and neighbouring properties, including separation distances, orientation and screening, remains broadly consistent with the approved schemes (251184 and 252525), and no materially different overlooking relationship would arise. As such, the proposal is acceptable in this respect.

Loss of Light:

19. There would be no increase in overshadowing or loss of sunlight to neighbouring occupants compared to permissions 251184 and 252525.

Overbearing:

20. The proposed rear balcony would not increase the building footprint or project further rearwards than the schemes approved under permissions 251184 and 252525. It would therefore not result in any additional overbearing impact.

21. Accordingly, the proposal would not cause additional harm to neighbouring occupiers

Noise:

22. With regard to noise, the use of a domestic balcony at first floor level is not considered to give rise to materially different noise impacts compared to a typical residential garden use. Given the scale of the development and absence of evidence of intensified use, no unacceptable noise impact is identified under MMD Local Plan Policy CC06 and draft LPU policy HC8.

Highway Access and Parking Provision:

23. The proposal will not increase the numbers of habitable rooms compared to permissions 251184 and 252525. The existing driveway will be retained for parking. Based on the submitted layout and a driveway length of approximately 18.7m, the site can accommodate up to three vehicles in accordance with adopted parking standards. No change in parking demand arises compared to the extant permissions.

Conclusion:

24. In undertaking the planning balance required by Section 38(6), the proposal has been assessed against the development plan as a whole. While third party concerns have been raised regarding character, amenity and parking, these matters have been carefully considered and are not judged to result in any greater

material harm, particularly when compared to the extant fallback permissions.

25. Hence, having regard to the provisions of the development plan, the established fallback position, and all other material considerations, the proposed variations do not give rise to material harm beyond that previously assessed and accepted under permissions 251184 and 252525. The proposal therefore accords with Policies CP1, CP3 and relevant development plan policies and planning permission should be granted.

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 the protected groups 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 upon protected groups as a result of the development.

Conditions

APPROVAL subject to the following conditions:

Condition 2 now reads:

Approved Details

This permission is in respect of the submitted application plans and drawings under planning application reference 251184 numbered PL/A679/03 and PL/A679/05 Rev A received by the local planning authority on 19th May 2025, PL/A679/04 Rev B received by the local planning authority on 5th August 2025 and PL/A679/06 received by the local planning authority on 4th August 2025. This permission is also in respect of plans and drawings numbered PL/A679/10, PL/A679/11 and PL/A679/12 received by the local planning authority on 14th May 2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Condition 5 now reads:

Privacy Screens

Prior to occupation, the privacy screens shall be installed in accordance with the details included in approved drawings dated 14th May 2026 and numbered PL/A679/11 and shall be retained permanently in the approved form for the lifetime of the development.

Reason: Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3.

All other conditions of planning permission 251184 apply to this planning permission, viz:

3. External materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall

be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Obscure Glazing

The first floor windows in the side elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

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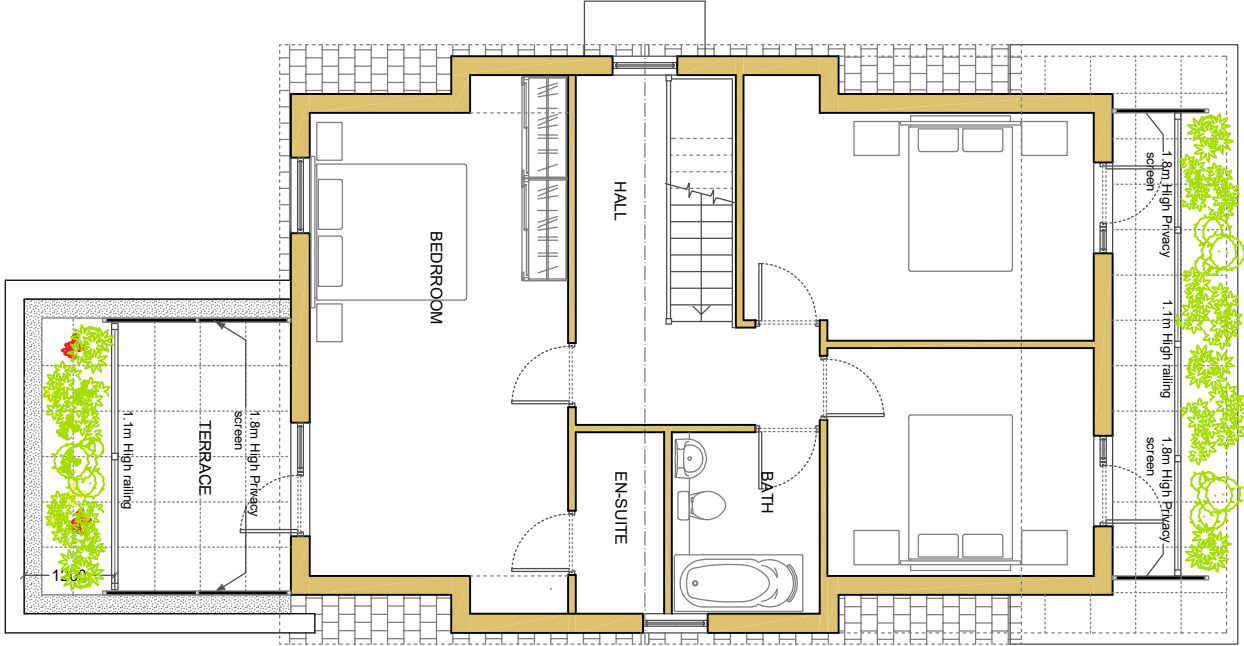
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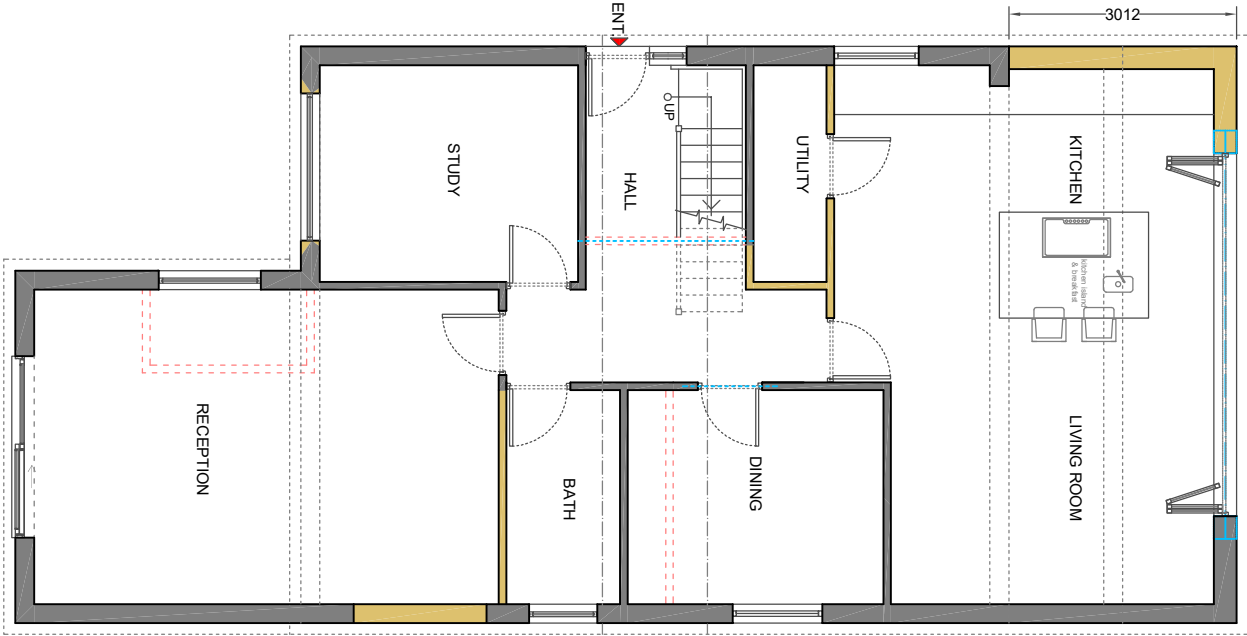
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- Support of Beam
- Insertion of DPC through wall
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- Demolition and rebuilding
- Underpinning
- Insertion of lead flashing
- Excavation within 3m of an existing structure where new foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is required to be in place prior to construction work on site.



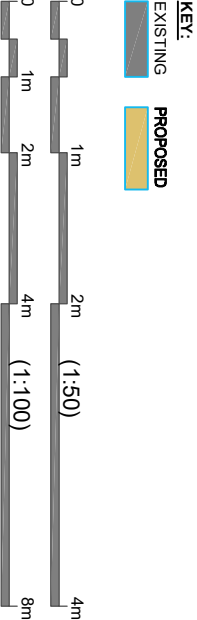
LOFT FLOOR PLAN AS PROPOSED
108 READING ROAD, WOODLEY RG5 3AD



GROUND FLOOR PLAN AS PROPOSED
108 READING ROAD, WOODLEY RG5 3AD

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P L A N N I N G I S S U E				PROJECT
REV.	DATE	DESCRIPTION		PART SINGLE STOREY & LOFT CONVERSION AT 108 READING RD, WOODLEY - RG5 3AD
DWG NO:	PLA679/10	SCALE	1:100 @ A3	DRAWING TITLE
DATE	APR. 2026	DRAWN BY	MQ	PROPOSED GROUND FLOOR & LOFT PLAN





ARCADIA
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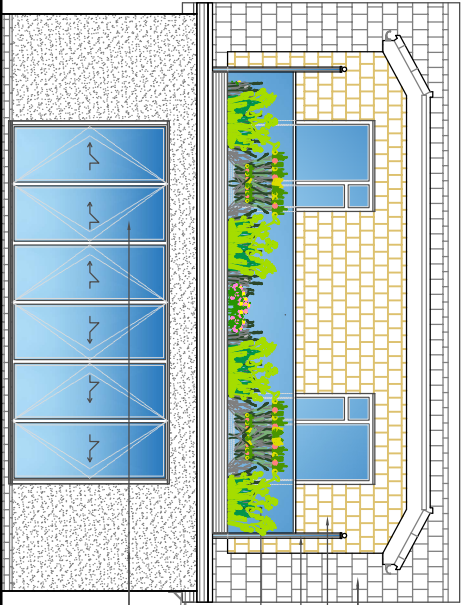
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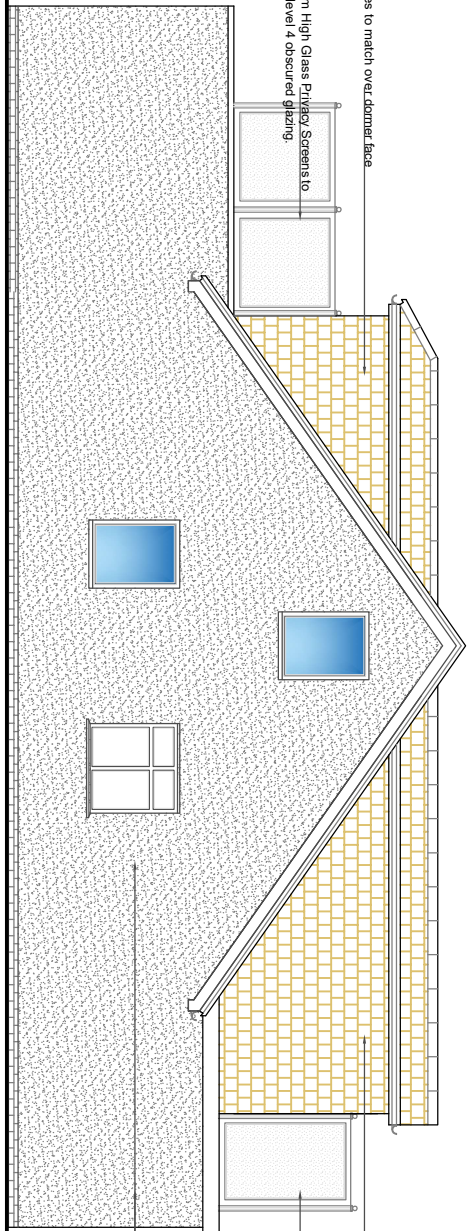
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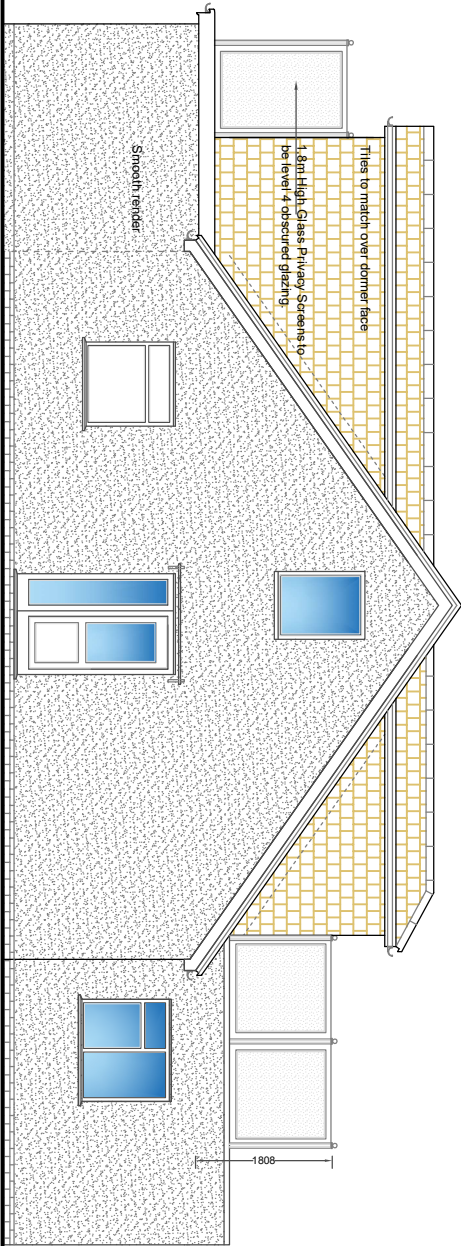
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REAR ELEVATION AS PROPOSED
108 READING ROAD, WOODLEY, BERKSHIRE - RG5 3AD



SIDE ELEVATION AS PROPOSED
108 READING ROAD, WOODLEY, BERKSHIRE - RG5 3AD

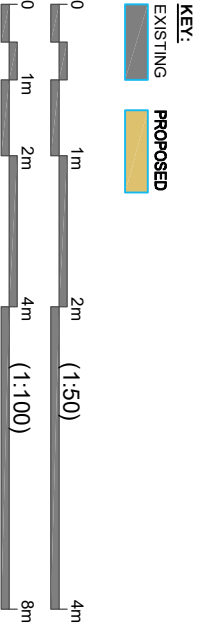


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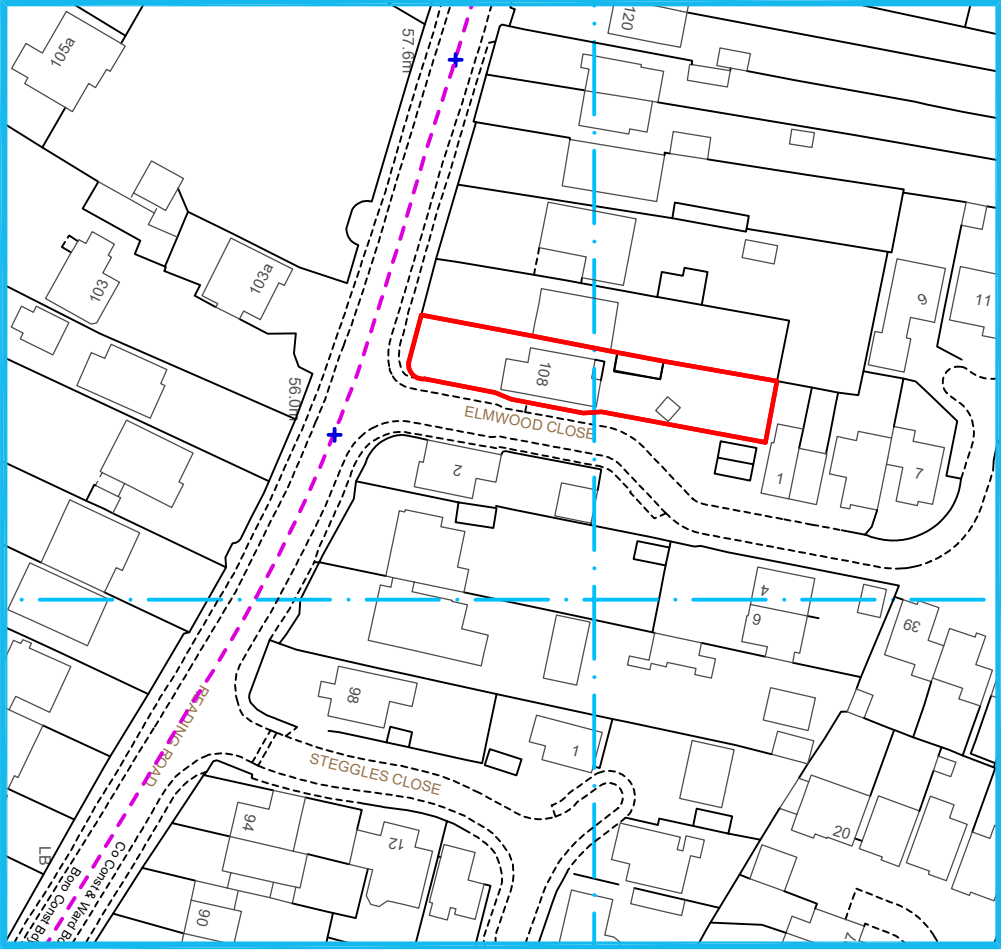
IT IS THE RESPONSIBILITY OF OWNER TO DEMOLISH ANY EXTENSIONS WHICH WERE NOT PART OF ORIGINAL HOUSE BEFORE THE WORK ON PROPOSED LOFT COMMENCES.

NOTES:
This drawing is for statutory planning purposes only.
All measurements to be checked on site.

The owner has a duty under the Party Wall Act 1998 to serve a Party structure Notice to any adjoining owner if bulding work on or near an existing Party Wall involves.

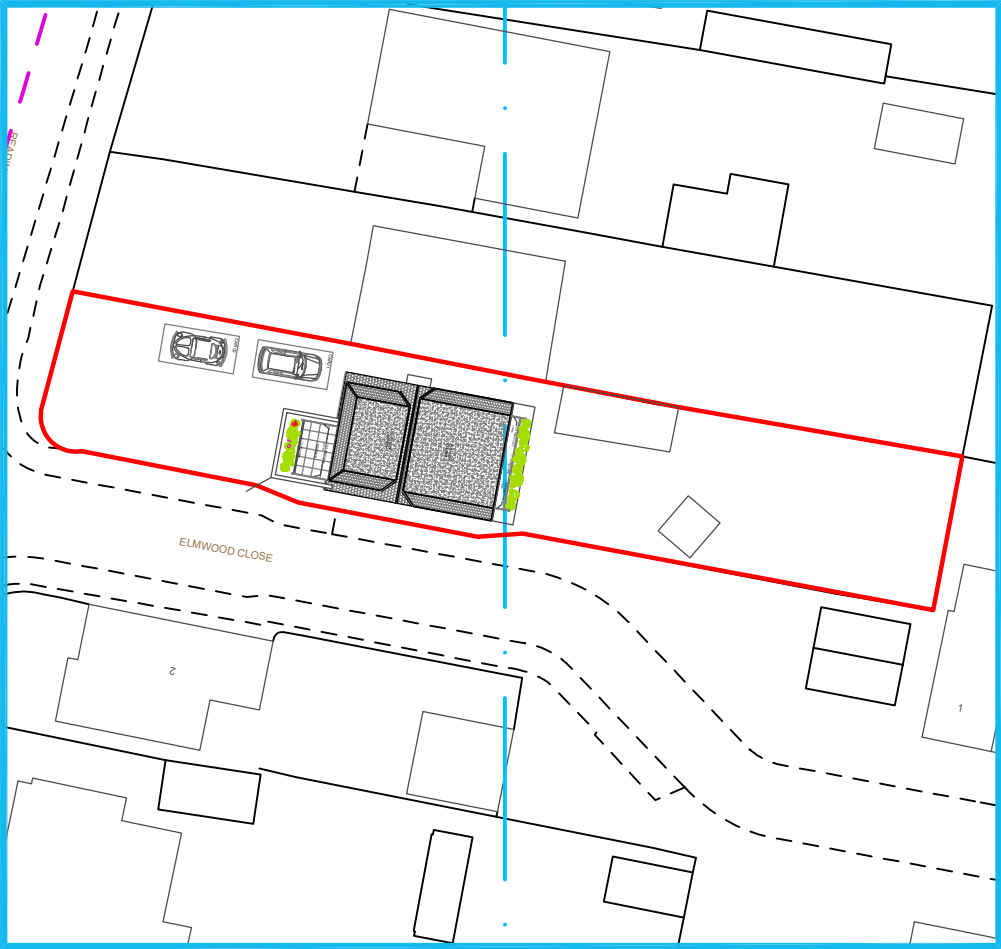
- Support of Beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashing
- Excavation within 3m of an existing structure where new foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is required to be in place prior to construction work on site.



LOCATION MAP

SCALE 1:1250



SITE PLAN

SCALE 1:500

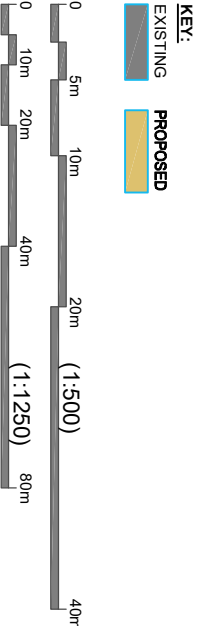
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 2. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCADIA DESIGN CONSULTANTS.
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 5. ALL RIGHTS RESERVED.

P L A N N I N G I S S U E

REV.	DATE	DESCRIPTION	PROJECT
DWG NO:	PL/A679/12	SCALE	PART SINGLE STOREY & LOFT CONVERSION AT 108 READING RD, WOODLEY - RG5 3AD
DATE	APR. 2026	DRAWN BY	DRAWING TITLE
		MQ	LOCATION MAP & SITE PLAN



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Contact : 07912529720
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