

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260803
Site Address:	23 Western Avenue, Woodley, Wokingham, RG5 3BJ
Expiry Date:	25 June 2026
Site Visit Date:	11 May 2026
Proposal: Householder application for the proposed erection of a front porch extension, installation of a pitched roof over the existing flat- roofed rear/side element, and associated alterations to fenestration.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
960396	Proposed Pitched Roof To Existing Extensions	Approve 12/09/96
992418	Proposed Single Storey Rear Extension To Dwelling Plus Front Porch Canopy Roof	Approved 02/06/99

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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 Borough Design Guide states “*porches should generally project less than 2m forward of the building line*”. The oak framed open porch would not project forward of the building line, thus complying with the BDG. It's considered to be a minor and subservient feature which would not harm the street scene.

The flat roof over the playroom and kitchen will be changed to a 17.5° pitched roofed with 3 rooflights. The change in roof form would not be visible from the public realm given the pitched gable roof to the front would screen it. Furthermore, the change is considered to be minor which would not harm the character of the area.

The side door as part of the annex kitchen/dinning will be bricked up on the side ground floor and alterations to the ground rear openings would not be visible from the public realm and are minor changes which would not harm the street scene.

Neighbouring Amenity:

Overlooking: The openings to the rear would be similar arrangement to the existing and the openings would be screened by the existing boundary treatments, thus no overlooking concerns.

The 3 rooflights as part of the pitched roofed would face a blank wall of no.25, thus no overlooking concerns.

Loss of Light/Overbearing: Given the pitched roofed lowest part is towards the boundary it reduces the impacts. Furthermore, no.25 has a blank wall thus no overbearing or loss of light concerns.

Given the nature of the other changes, the proposal would not have an adverse impact up loss of light or overbearing.

Highway Access and Parking Provision: WBC's adopted parking standards after development require 3 or more spaces for a 4 or more bedroom dwelling. The submitted proposed site plan shows 3 parking spaces with the dwelling have 4 bedrooms, thus complying with parking standards, thus no highways concerns.

Ecology: The submitted preliminary ecology appraisal (Ref: SPH/NP/PEA-26/21.04) concludes that there is negligible potential for roosting bats within the sections of the property to be affected by the proposed works. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required. Thus, no ecological concern.

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:	18 June 2026
Earliest date for decision:	29 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.06.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant