

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261436
Site Address:	13 Wroxham Road, Woodley, Wokingham, RG5 3AX
Expiry Date:	19 August 2026
Site Visit Date:	2 July 2026
Proposal: Householder application for the proposed single storey rear and side extensions, two-storey front extension, the removal of the existing roof and erection of a taller roof with first floor living accommodation, the removal of the existing detached garage, changes to fenestration which includes the erection of a front box-bay window and changes to external material palette.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
203225	Householder application for proposed erection of single storey side/rear extension and single storey front extension to form a porch, after	Approved 20/01/2021

	demolition of existing garage. First floor extension with insertion of 1no. roof light, 2no. front dormers, 2no. rear dormers, 1no. side dormer and changes to fenestration.	
--	--	--

CONSULTATION RESPONSES

Internal

WBC CIL – Development will be CIL liable.

External

None.

REPRESENTATIONS

Parish/Town Council	Comment letter received requesting that the comments made by the occupants at no. 15 are taken into account. Concerns relate to inaccurate plans, the proximity of the extension to the neighbouring garage and the subsequent impact to the foundations of the neighbouring garage.
Ward Member(s)	No comments received.
Neighbours	One letter received, not objecting to the extensions but raising concern regarding the proposed materials. One letter of objection received. Concerns relate to accuracy of the plans, the proximity of the proposed garage to the neighbouring garage at no. 15 Wroxham Road and potential impact to the foundations of the neighbouring garage. One further letter of objection. Concerns relate to the proposed design being overly dominant, overbearing and out of character with the street.

APPRAISAL

Site Description:

The application site comprises a detached bungalow situated on the western side of Wroxham Road, Woodley. The surrounding area is characterised by a variety of early and mid-twentieth century residential development, including bungalows, chalet bungalows and semi-detached dwellings. Whilst small groups of properties share similar design characteristics and appearance, the street scene as a whole exhibits a diverse range of dwelling types, architectural styles and individual design features, resulting in a varied and eclectic character.

Typical materials include timber and composite cladding, brick, pebbledash, render and hung tiles.

Proposal:

This application seeks approval for the removal of the existing detached garage, the removal of the existing roof and the erection of a new taller roof to facilitate the creation

of first-floor living accommodation. Also proposed is one front box-bay window, and a single-storey rear extension with roof lantern

Planning History:

For the purposes of assessing the current application, it is relevant to note that planning permission 203225, approved on 20 January 2021, granted consent for the erection of single-storey front, side and rear extensions, together with a front porch extension, the insertion of front, side and rear dormer windows, and an increase in the ridge height. The approved front/side extension extended to within approximately 0.2m of the northern side boundary, whereas the current proposal (261436) has been revised to provide an additional setback of approximately 0.4m from this shared boundary.

Permission 203225 also approved the creation of living accommodation within the roof space with a maximum ridge height of approximately 6.7m. The current application proposes the same ridge height of 6.7m. Furthermore, the previously approved scheme included a single-storey rear extension with a depth of 4m, which is consistent with the depth of the rear extension proposed under application 261436.

It is acknowledged, however, that the current proposal differs from the previously approved scheme through the introduction of gables on both side elevations, resulting in an increase in the overall massing and bulk of the roof form. The acceptability of these changes, and their impact on local character and neighbouring residential amenity is assessed in the relevant sections of this report.

Revised plans:

Concerns have been raised by the local parish and a local resident concerning the proposed plans being inaccurate and the proposed side extension essentially linking the host dwelling with no. 15. In response, revised plans were submitted on 10/08/2026 (drawing no. 2A) that reduced the width of the proposed storeroom by setting the proposed flank wall away from the shared northern boundary by approximately 0.6m.

Note:

The applicant is advised that the development hereby approved shall be carried out in strict accordance with the approved drawings and details. Any variation from the approved plans during construction may constitute a material amendment and could require the submission of a further planning application. Depending on the nature and extent of any such changes, this may also have implications for the development's Community Infrastructure Levy (CIL) liability, and the applicant is therefore encouraged to seek advice from the Local Planning Authority prior to undertaking any alterations.

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 proposal comprises the demolition of the existing detached garage, removal of the existing roof of the host dwelling, and the construction of a replacement roof to facilitate first-floor accommodation. Policy CP3 of the Core Strategy requires development to be appropriate in terms of its scale, massing, layout, built form, height, materials and character, whilst achieving a high standard of design and avoiding harm to the amenities of adjoining occupiers. Objections were raised regarding the design of the property being out of character and overly dominant. These concerns will be addressed in the following assessment.

Wroxham Road is characterised by a varied residential streetscape. Whilst many properties were constructed during the early twentieth century and display typical inter-war suburban design characteristics, including red brick elevations, prominent front gables, curved bay windows and decorative porch details, a significant number of the bungalows were constructed during the mid-twentieth century, and share similar design features. These include simple lines, large window openings and minimal architectural detailing. In addition, many of the properties have been altered and extended over time. As a result, the street exhibits a range of architectural styles, forms and scales.

The host dwelling possesses a modest scale and appearance and is not considered to possess notable architectural or historic significance. Whilst the proposed design adopts a Neo-Georgian architectural style, characterised by a symmetrical frontage, red brick construction, formal proportions and centrally positioned entrance, it is a modern interpretation of a traditional form. In any event, local planning policy does not require new development to replicate existing architectural styles. Rather, Policy CP3 seeks high-quality design that responds positively to its surroundings.

The existing dwelling occupies a position along the established building line on the western side of Wroxham Road. With the exception of the proposed front box-bay window, the proposed extensions would largely align with the existing principal elevation and would therefore maintain the established frontage pattern.

Although the proposal would increase both the footprint and ridge height of the dwelling, the overall scale and massing are considered acceptable within the context of the surrounding area. Objections have been received on the grounds that the proposal would appear overly dominant and out of character. However, the surrounding streetscape contains a range of dwelling types and heights, including a two-storey chalet-style bungalow immediately to the south and many full two-storey dwellings elsewhere along the road. The provision of additional accommodation within a new roof structure would therefore reflect established patterns of development within the locality.

The proposed ridge height would increase from approximately 6.4m to 6.7m, representing a relatively modest uplift of around 0.3m. Importantly, the resulting ridge would remain lower than that of the adjoining property to the south. Criterion R9 of the BDG advises that the height of residential development should respond positively to

prevailing building heights and the degree of variation within the local context. In this regard, the proposal is considered to sit comfortably within the established range of building heights evident in the street.

Furthermore, the development would contribute to a gradual transition in scale between neighbouring properties. The proposed ridge height would sit between the taller dwellings to the south and the lower dwelling to the north, creating a stepped arrangement that would reduce the likelihood of the development appearing visually dominant or incongruous within the street scene.

Given the prevalence of two-storey dwellings and chalet-style properties along Wroxham Road, the proposal would read as a continuation of the existing built form rather than an isolated or overly prominent feature. The incorporation of first-floor accommodation within the new roof space reflects the design approach adopted by a number of nearby chalet-style properties and assists in reducing the perceived bulk of the building when viewed from the street.

The proposed pitched roof form would also retain meaningful gaps between the dwelling and its neighbouring properties. R23 of the BDG advises that extensions should respect established building rhythms and maintain characteristic spacing between buildings. Whilst there is no uniform pattern of separation distances along Wroxham Road, the varied arrangement of plots creates a recognisable sense of openness with views through to rear gardens and landscaping beyond. The proposal would not introduce first-floor development up to either side boundary and revised plan '2A' would move the ground floor element of the design away from the shared northern boundary by approximately 0.6m. By virtue of the pitched roof design, setbacks from the boundaries and modest increase in height, the scheme would retain this sense of openness and preserve the established character of the street scene.

The proposed materials comprise red brick, stone window surrounds, clay roof tiles and uPVC windows. Objections have been raised regarding the proposed material palette being out of character with the area. Whilst stone detailing is not a prevalent feature within the immediate area, it is considered to provide a high-quality architectural detail that would complement the dominant red brick construction. Page 55 of the BDG states that materials used in alterations and extensions should match or improve upon the quality of those used in the existing building. The proposed palette comprises traditional, durable materials that would integrate appropriately with the surrounding built environment and is therefore considered acceptable.

Overall, the proposal is considered to respect the character and appearance of the area and would comply with Policy CP3 of the Core Strategy and the relevant guidance contained within the Borough Design Guide.

Neighbouring Amenity:

Overlooking:

The proposed roof increase would facilitate first-floor accommodation and introduce three first-floor windows within the rear elevation serving two bedrooms and a bathroom. These windows would primarily afford views towards the application site's rear garden, with only oblique views possible towards neighbouring gardens.

Whilst the proposal would introduce overlooking from a new first-floor level, it is generally accepted that a degree of mutual overlooking between neighbouring rear gardens is an inevitable characteristic of residential environments. In this instance, the rear garden of no. 11 is already subject to overlooking from the neighbouring first-floor windows at no. 9. Furthermore, the garden of no. 15 benefits from established boundary landscaping along the shared boundary, including hedging and shrub planting, which provides a degree of natural screening. Having regard to the angle of view, separation distances and existing boundary treatment, the limited increase in overlooking would not result in a harmful loss of privacy sufficient to warrant refusal of the application.

The proposal would also introduce three first-floor windows within the front elevation serving two bedrooms and a landing. Page 47 of the BDG advises that a minimum front-to-front separation distance of 10m should be maintained to safeguard privacy and prevent undue overlooking. The proposed first-floor windows would be located in excess of 34m from the front elevations of nos. 14 and 16 on the opposite side of Wroxham Road. Given this substantial separation distance, the proposed front-facing windows would not give rise to any material overlooking or loss of privacy.

The development also includes a roof lantern within the flat roof of the proposed rear extension. Given that the roof lantern would be positioned at ground-floor roof level and would be located over 4m from the flank elevation of the neighbouring bungalow, opportunities for direct overlooking would be extremely limited. Consequently, the roof lantern would not result in any material loss of privacy to adjoining occupiers.

No first-floor windows are proposed within either flank elevation. As such, there would be no opportunity for direct side-facing overlooking of neighbouring properties.

Overall, the proposal is not considered to result in an unacceptable loss of privacy and would accord with Policy CP3 of the Core Strategy and the relevant guidance contained within the BDG.

Loss of Light & Overbearing:

The proposal would involve raising the existing roof by approximately 0.3m to facilitate first-floor accommodation. The first-floor element would be set back approximately 3.4m from the rear elevation of the proposed single-storey rear extension and would broadly align with the existing rear building line of the adjoining rear extension of the property to the south thereby reducing its visual prominence when viewed from neighbouring properties.

To the south, the proposed first-floor element would project approximately 2.3m beyond the first-floor rear building line of no. 11. However, a separation distance of over 3m would remain between the host and neighbouring flank walls. Given the relatively modest rear projection, the separation maintained between the buildings and the orientation of the properties, the proposal is not considered likely to result in any material loss of light or overbearing impact to the occupants of no. 11.

Along the northern side boundary, the first-floor extension has been designed with a setback of approximately 1.1m from the shared boundary. This accords with the BDG,

which recommends retaining at least a 1m gap between development and a side boundary. The main house of the neighbouring dwelling at no. 15 is itself set approximately 2.2m from the common boundary, further increasing the separation between the buildings.

The proposed single-storey rear extension would project approximately 4m beyond the rear wall of the original dwelling and would be located close to the northern boundary. This is consistent with the guidance contained within the BDG, which advises that extensions adjacent to boundaries should generally not project beyond 4m. In addition, the extension would have an eaves height not exceeding 3m within 2m of the boundary, thereby complying with the guidance set out on page 56 of the BDG.

The rear extension would incorporate a flat roof design, resulting in a lower overall height, bulk and massing than an equivalent pitched-roof form. Consequently, whilst the proposal would increase the amount of built form on the site, it would not appear unduly dominant or create a harmful sense of enclosure when viewed from neighbouring properties.

The front section of the extension on the northern side of the dwelling would be set in approximately 0.6m from the shared boundary and would project approximately 1.2m forward to align with the existing front gable of the host property. Whilst this element would extend marginally beyond the nearest built form at no. 15, it would be adjacent to the neighbour's garage rather than any habitable-room window. As such, the limited forward projection and setback would not give rise to any material loss of light, outlook or overbearing impact on adjoining residential amenity.

An objection has been received regarding the proximity of the proposed garage/storage area to the shared boundary. It is noted that the neighbouring garage already extends up to the common boundary. Revised proposed plans (2A) has moved the ground floor element of the front/side extension away from the shared boundary by approximately 0.6m. The setback of the proposed extension is a welcomed amendment. However, for the avoidance of doubt, the granting of planning permission does not confer any ownership rights over adjoining land, nor does it authorise development that encroaches onto neighbouring property. The applicant is advised that separate obligations under the Party Wall Act 1996 may apply.

Overall, having regard to the scale, siting and design of the proposed extensions, it is considered that the development would not result in any unacceptable loss of light, outlook or sense of enclosure to neighbouring occupiers and would therefore comply with Policy CP3 of the Core Strategy and Section 4 of the Borough Design Guide.

Highway Access and Parking Provision:

The host dwelling already benefits from a large front driveway providing on-site parking. The submitted plans demonstrate three on-site parking spaces which is acceptable to serve the proposed development.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. Following construction of the

proposed extensions, the length of garden to be retained would marginally exceed the recommended 11m which is acceptable.

Conclusion:

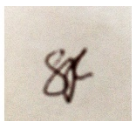
For the reasons set out above and subject to conditions, the proposed development is acceptable as it accords with local planning policy and guidance.

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:	29 July 2026
Earliest date for decision:	20 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19.8.26

PLANNING CONSTRAINTS/STATUS

Major Development Location
Bulmershe & Coronation Ward
Woodley Parish