

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260579
Site Address:	63 Hazel Drive, Woodley, Wokingham, RG5 3SA
Expiry Date:	6 May 2026
Site Visit Date:	20 March 2026
Proposal: Householder application for proposed erection of a single storey flat roof side extension to the existing end-of-terrace dwelling.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU) (N.B. the LPU is deemed to hold overall limited weight at this time)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
1202/71	Terraced House	C/A – 20/01/1972

CONSULTATION RESPONSES

Internal
WBC Landscape and Trees: No objection
External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	1 comment received in support of the application.

APPRAISAL

Site Description:

The application site is a two storey end-of-terrace dwelling on a 1970s development in Woodley. The property sits at the south-eastern end of a row of 6no. terraced dwellings adjoining a large area of public amenity space at a road junction. The site benefits from a single garage positioned forward of the principal building line and an existing lean-to side addition.

Proposal:

This application proposes the erection of a single storey flat roofed side extension following the demolition of the existing lean-to side addition. The proposed extension would span the full depth of the existing dwelling with a width of approximately 3.35m and total ridge height of 3.4m. It would retain a minimum gap of approximately 2.35m from the site's south-western boundary adjoining the public amenity space.

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.

Alterations and additions to an existing residential dwelling within settlement limits is acceptable in principle subject to other material considerations including local character, trees and landscape and neighbouring amenity.

Design and Character of the Area:

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.

Hazel Drive and the surrounding estate comprises a mix of detached, semi-detached and terraced dwellings which are relatively varied in terms of architectural style, form and scale with differing examples of later additions visible. The row of terraces the

host dwellings sits within is fairly uniform in terms of their form, style and appearance.

The proposal would appear as a subservient addition to the host dwelling due to its set back from the principal (front) elevation and proportionate width. Moreover, its visual bulk would be mitigated by its appropriate flat roof form and the retained gaps from the site's boundaries, resulting in minimal impact on the adjoining public realm. The proposed external materials and fenestration would complement the existing dwelling, further mitigating the visual impact of the scheme.

It is acknowledged that the proposal includes a second entrance door on the front elevation of the property. The submitted floor plans demonstrate that there would remain an internal access between the extension and the main dwelling and that it would serve additional utility space and habitable accommodation, i.e., it would not be a self-contained annex. The creation of a separate residential unit would be a disruptive change in use which would not correspond with the character of the area. For the avoidance of doubt, a condition restricting the use of the extension to ancillary accommodation only is recommended.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Due to the single storey nature of the proposal, its fairly modest ridge height and its siting away from the site's boundaries there are no concerns in respect of potential overlooking, overbearing or loss of light impact. The proposal would therefore not introduce any adverse harm on the amenity of neighbouring properties in accordance with Core Strategy policy CP3.

Landscape and Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping. MDD Local Plan Policy TB21 requires consideration of the Council's Landscape Character Assessment. Proposals must retain or enhance the condition, character and features that contribute to the landscape.

The site falls within an area covered by a Woodland Tree Preservation Order (No. 3/1951) which pre-dates the development of the estate. The Council's Trees and Landscape Officer has reviewed the application and raised no objection, concluding that the extension would not impact on any trees which are protected under the Woodland TPO. The proposal would also not result in the direct loss of any soft landscape features, although the Officer has advised that there would be no objection to a small ornamental Cherry tree located to the side of the dwelling.

The proposal would therefore have no adverse effect on green infrastructure and the wider landscape character in accordance with MDD Local Plan policies CC03 and TB21.

Other:

The proposal would not impact on the site's existing off-road parking provision or private amenity space. The proposed works would not impact on the main roof, or on any other potential bat roost features, and therefore a bat survey is not required for the assessment of this application.

Subject to conditions, the application is acceptable and is therefore 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 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:	14 April 2026
Earliest date for decision:	1 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	15/04/26

PLANNING CONSTRAINTS/STATUS

- *Major Development Location – Woodley*
- *Tree Preservation Order No. 3/1951-W3*
- *Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay*
- *Bat Roost Habitat Suitability Area*
- *Adjacent to Amenity Greenspace*