

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250134
Site Address:	6 Tennyson Road, Woodley, Wokingham, RG5 3RH
Expiry Date:	18 March 2025
Site Visit Date:	10/02/2025
Proposal: Householder application for the proposed erection of a single storey front, side and rear extension, plus changes to fenestration following demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
Scale and Location of Development Proposals
SSSI Impact Risk Zones

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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – Nonapplicable

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comment

External

None

REPRESENTATIONS

Parish/Town Council	Woodley TC – No objection
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Ward Member(s)	No comments received
Neighbours	One objection received - Loss of light to neighbouring property - Manhole cover access

APPRAISAL

Site Description:

The application site relates to a single storey, semi-detached house located in an established residential area that is characterised by detached and semidetached properties that vary in style and architecture. Several properties have benefited from extensions to the front, side and rear of the property.

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 side extension features a pitched roof towards the front of the dwelling that matches the pitch of the existing roof, and the ridge is set down from the main ridge of the host dwelling. The flat roof section behind this feature will not be prominent from the street scene. The side extension would have a window on the front elevation which matches the character of the host dwelling and although removes the access to the rear garden, it is not considered that this has a significant negative impact on the character of the area.

The proposed side and rear extensions are set against the neighbouring boundary, this is against the Borough Design Guide, which advises extensions should be set 1m off the boundary. However, in this instance it is considered acceptable as the eaves height does not exceed the Borough Design Guidance of 3 meters, and there is sufficient separation of approximately 2.8 meters from the flank wall of the neighbour at number 8 to avoid a terracing effect

The front porch extension is clearly subservient to the host dwelling and therefore has an acceptable impact on the character of the area.

Neighbouring Amenity:

The front extension has no significant negative impact on neighbouring amenity due to its modest size and location set well away from either boundary.

A neighbour objection on this application cites the issues of a manhole cover being in the area of the proposed extension, and the potential loss of light to the neighbouring property. The issue of the manhole cover is not a planning matter and therefore will not be assessed in this report – the proposal will be required to comply with separate building regulations and any requirements of Thames Water. The issue of loss of light is addressed below.

The side extension has a modest design with a dummy pitched roof, becoming flat as the extension moves rearwards. The impact of loss of light on the neighbouring properties windows is negated by the roof design, and by the separation of 2.8 meters to the flank wall of the neighbour at number 8. The 25-degree test has been carried out, and there is a breach from the side windows of number 8. However, upon a visit to number 8, it was determined that one of these windows is a glazed bathroom window and the other is a window to a bedroom that is primarily served by a front facing window. The bathroom window is therefore not a habitable room, and the bedroom window is a secondary opening. Taking the above into consideration the impact on loss of light is deemed to be acceptable

The rear extension is of modest size, extending just 3.7 meters from the rear of the dwelling. As the adjoined neighbour at number 4 has already added a rear extension of similar size, the development would encroach just 1.5 metres past the neighbouring rear wall. On the other side, the neighbour at number 8 has an outbuilding that screens most of the proposed development, significantly mitigating any impact. As such, there would be no detrimental overbearing impact to either neighbouring garden or loss of light into any habitable rooms. As the dwelling and extension is single storey, there are no concerns of overlooking on any side.

Highway Access and Parking Provision:

As no habitable rooms have been added, and the driveway is already of an acceptable size, the WBC Highways officer has raised no objections to the proposal.

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:	Yes
Recommendation:	Approve
Date:	13/2/25
Earliest date for decision:	12 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.02.2025