

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252525
Site Address:	108 Reading Road, Woodley, Wokingham, RG5 3AD
Expiry Date:	24 December 2025
Site Visit Date:	20 November 2025
Proposal: 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.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley

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
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 HISTORY

Application No.	Description	Decision & Date
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
243176	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.	Application Withdrawn

CONSULTATION RESPONSES**Internal**

WBC Ecology – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL**Site Description:**

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. At the front, the 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.

The site has extant consent 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.

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.

Proposal:

To vary condition 2 of planning consent 251184; to enlarge the rear dormer and remove the rear roof terrace. The proposed depth of the rear dormer would be approximately 5.8m, representing an increase of 1.3m. The width of the dormer would be approximately 7.6m, representing an increase of 1m compared to permission 251184. The dormer would be set in by approximately 0.16m on either side and the height would remain the same as previously approved at approximately 2.75m. It would be set back approximately 1.5m from the rear wall of the flat roof single rear storey extension. There would be 2 no. windows serving bedrooms.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

When viewing the development from Elmwood Close, the west and rear facing elevations of the rear dormer extension would be visible from the public realm above the fence and vegetation. The side wall of the rear dormer facing onto Elmwood Close would be approximately 5.8m in length, which is 1.3m longer than the approved dormer. Furthermore, it would be set in from the ground floor side wall by approximately 0.16m, bringing it slightly closer to the side boundaries than the approved plans. Therefore, the rear dormer would be more prominent in the street scene when viewed from Elmwood Close than approved. However, the separation distances with the side boundaries would be approximately 1.4m and 1.9m respectively which is more than the 1m recommended in the BDG.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity:

Overlooking: The BDG recommends minimum separation distances of 1m for 1 and 2 storeys to maintain privacy and limit sense of enclosure. In this case, there would be 2 no. windows on the rear dormer and the back to flank distance with 1 Elmwood

Close would be approximately 28.7m which is more than the recommended 12m in the BDG. The flank to side boundary separation distance on either side would be approximately 1.4m and 1.9m respectively which is more than the 1m recommended in the BDG. The proposed first floor side elevation would be set back from the building line of 2 Elmwood Close and would not directly overlook habitable windows. Therefore, there would be no significant increase in overlooking because of the development.

Loss of Light: The 1 no. landing rooflight at 110 Reading Road does not serve a habitable room and there are no other windows on the side wall facing the proposed extension. The first-floor rear extension would be set back by 2.2m from the rear wall of no. 110. Therefore, there would be no significant increase in overshadowing or loss of sunlight.

Overbearing: The proposed width and depth of the rear dormer would increase its bulk and scale in relation to the existing dwelling compared to the approved design when viewed by neighbouring occupants. The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. The 1.3m increase in depth of the rear dormer will occupy the footprint of the previously approved roof terrace; and the 1m increase in width will allow the dormer to be set in by approximately 0.16m on either side. Therefore, the proposal will not cause a significant increase in overbearing appearance.

Overall, the proposal would comply with Policy CP3 of the Core Strategy regarding neighbour amenity.

Ecology:

All species of British bat are protected under The Wildlife and Countryside Act 1981, (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time”.

There are no ecological objections to the variation of condition. The Ecologist states that the validity of the report ceases after one year from the survey, or if the site conditions change due to unspecified works that affect the site whichever is the sooner. Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I request that an informative is included in the decision notice.

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	Yes
Recommendation:	Approved
Date:	22 December 2025
Earliest date for decision:	19 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/12/25