

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252105
Site Address:	205 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP
Expiry Date:	30 October 2025
Site Visit Date:	26 September 2025
Proposal: Householder application for the proposed erection of a part single- storey, part two-storey side and rear extension, featuring aluminium bi-fold doors to the rear elevation and fenestration alterations throughout, including new obscure-glazed side-facing en-suite window at first floor level, alongside associated roof alterations and the demolition of the existing side/rear extension.	

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council: No objection
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 that *“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”*.

While the side extension would be less than 1m from the boundary plot, it would have a lower roof line and set back from the building line by more than 1m. The extension is clearly subservient to the host dwelling and would not adversely impact the character of the area. The proposed side extension would not be an incongruous or dominant feature to the host dwelling, which would ultimately not harm the character of the area.

The BDG states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The single storey rear extension would project approx. 5.97m in depth, thus not complying with the BDG. However, the host property has a very spacious garden and there are similar sized extensions in the surrounding area. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The bi-folding door to the rear would be screened by the existing boundary treatment thus no overlooking concerns.

The study room window on the ground floor side elevation would be screened by existing fence, thus no overlooking concerns.

The first-floor rear window would be for an en-suite and conditioned obscured glazed, thus no overlooking concerns.

Loss of Light: Given the extension is set behind no.207 building line, there is no loss of light concerns.

Given the extension is set behind no.203 building line, there is no loss of light concerns to rear habitable windows of no.203.

No.203 does have ground floor side facing window which serves as a kitchen window and given the proximity of the side extension to the side boundary, there is loss of light concern. However, to the rear there is a pair of French doors which would still allow sufficient light to the kitchen and therefore is not considered to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light. It's also important to note no objection has been raised.

Overbearing: The Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. Whilst the side/rear extension would be approx. 0.47m from the side boundary of no.203, part of the existing property is already up to the boundary of no.203. Therefore, the proposed arrangement would be better than the existing allowing some, although limited, breathing space. As such, it would not be considered to be overbearing. Also, the rear extension would not project forward of the rear building line of no.203 and no.207.

The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The total numbers of habitable rooms will remain unchanged and all existing parking spaces and double garage will be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impact on abilities for cycle storage is expected, which is acceptable.

The agent has provided a plan (2A- 02.09.25 A 09) which has overcome the issue of the single crossover situation, thus the condition recommended is not required.

Amenity Space: The remaining garden space would be over 11m which complies with the guidance set out in the BDG.

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:	Not required
Recommendation:	Approve
Date:	22 October 2025
Earliest date for decision:	2 October 2025

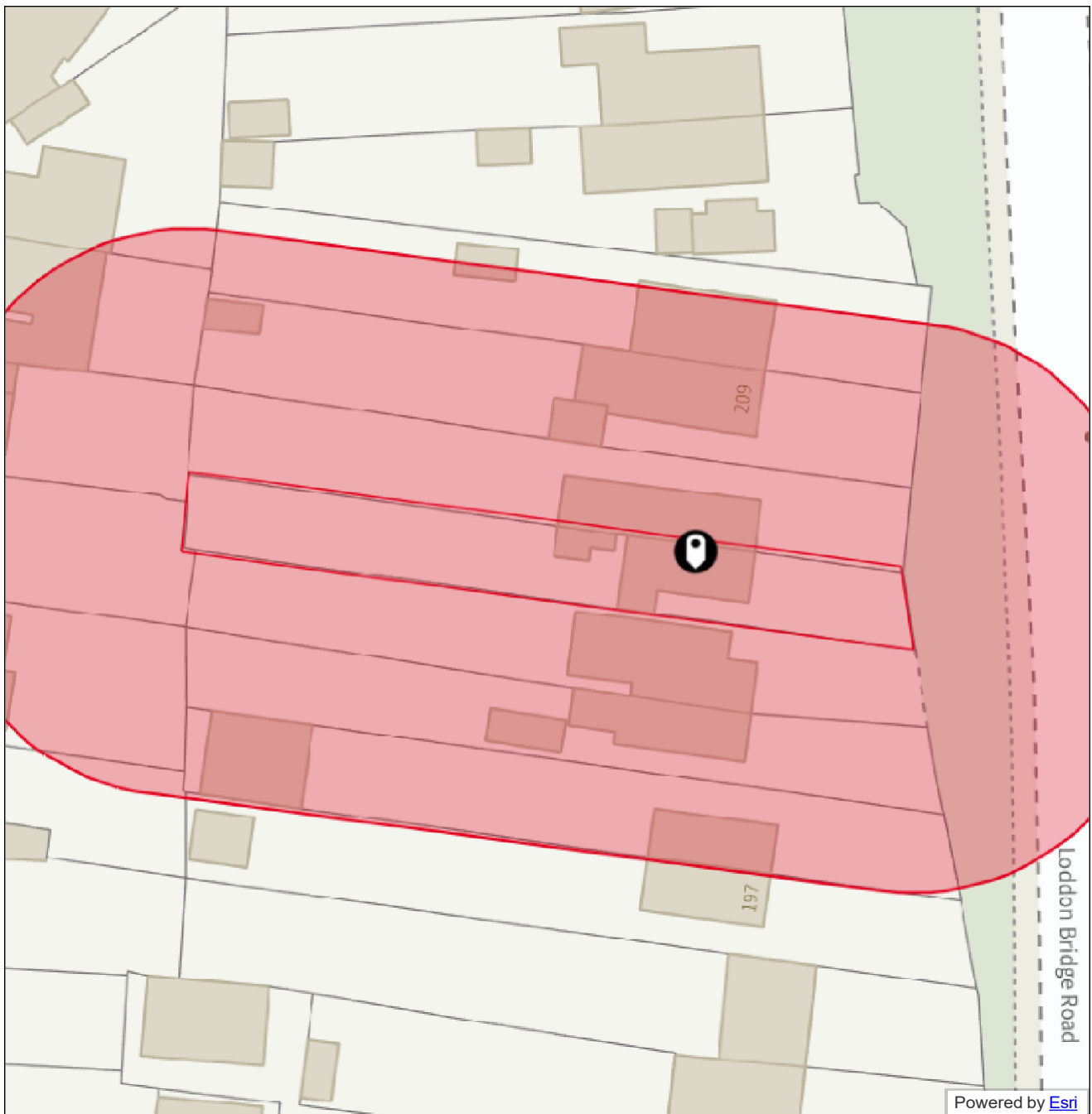
Recommendation agreed by:	
(Authorised Officer)	
Date:	22 October 2025

PLANNING CONSTRAINTS/STATUS

Area of Interest (AOI) Information

Area: 4,327.47 m²

Date: Thu Sep 11 2025 13:44:44 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=&location=479921,172819%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 2

#	NAME	Closest Approximate Distance
1	South Lake Ward	0 m
2	Loddon Ward	12.91 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Woodley CP	0 m