

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251559
Site Address:	25 Colemans Moor Lane, Woodley, Wokingham, RG5 4BT
Expiry Date:	30 September 2025
Site Visit Date:	8 September 2025
Proposal: Householder application for the proposed erection of a part single, part two storey side/rear extension and changes to fenestration following demolition of existing porch, conservatory and garage.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging ER9 – Woodley town centre and Lower Earley district centre
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
250730	Householder application for the proposed erection of a part single, part two storey side/rear extension, following demolition of existing porch, conservatory and garage.	Refused 2 nd June 2025

CONSULTATION RESPONSES	
Internal	
WBC Highways – No Objection WBC CIL	
External	
N/A	

REPRESENTATIONS	
Parish/Town Council	Members of the Planning & Community Committee have considered this application and wish to repeat the objection they raised with regards to the original application (reference 250730) on the grounds that they believe the proposed development would be overbearing and overdevelopment; the Committee noted the footprint for the new proposal appears bigger than the original application. <i>Officer comment: The Council received revised plans after the consultation date had ended reducing the bulk of the proposal. Impact on overbearing is further discussed in the main report.</i>
Ward Member(s)	I would like to register my objection as a local ward Councillor in Loddon Ward to the above planning application at 25 Colemans Moor Road, Woodley, RG5 4BT (no.251559) on the grounds that it's too overbearing and over development as it dwarfs the other houses adjacent to it and it's not in keeping with the character of the local area. <i>Officer comment: The Council received revised plans after the consultation date had ended reducing the bulk of the proposal. Impact on character of the area and neighbour amenity related to overbearing are further discussed in the main report.</i>
Neighbours	Comment 1: The building works will be too close to the boundary of the neighbouring house. Also, the ground floor extension is much too big for the small garden at the rear because it is a 'wedge shape' and contains two sheds, one of which is in disrepair and made of asbestos which is currently very close to my boundary. <i>Officer comment: The Council received revised plans after the consultation date had ended reducing the bulk of the proposal. Impact on neighbour amenity relating to overbearing and loss of light are further discussed in the main report. Furthermore, the proposal would still leave adequate private space for day-to-day amenity.</i> Comment 2: We are objecting because the planned rear extension of 25 Colemans Moor Lane will have an overbearing impact and cause a loss of light to our downstairs living area (our kitchen/dining room). <i>The Council received revised plans after the consultation</i>

	<i>date had ended reducing the bulk of the proposal. Impact on neighbour amenity relating to overbearing and loss of light are further discussed in the main report.</i> Comment 3: 1. Street Character: The extension is out of scale with neighbouring properties and disrupts the visual harmony of the street. It prioritizes floor space over design, undermining the area's established architectural rhythm. <i>Officer comment: The Council received revised plans after the consultation date had ended that was more balanced with the neighbouring architectural features. The impact of the proposal on character of the area is also discussed in the main body of the report.</i> 2. Scale and Proportion: The proposed footprint is disproportionate to the original house and surrounding homes. It represents overdevelopment, reducing garden space and affecting the balance between built and open areas. <i>Officer comment: The revised footprint increases the separation distance with no. 23 Colemans Moor Road and the impact on neighbour amenity and open space is discussed in the main report.</i> 3. Boundary and Measurement Issues: Submitted plans contain inaccurate measurements, potentially crossing into neighbouring property. The proposal fails to maintain the recommended 1m gap from the boundary, violating borough design guidelines. <i>Officer comment: The revised plans show a separation distance of at least 1m with the boundary</i> 4. Access and Maintenance Concerns: Demolition of the garage would eliminate access between front and rear gardens. Maintenance of hedges and external walls would be impractical, possibly requiring access through neighbouring property. <i>Officer comment: Ongoing boundary maintenance is not a material consideration of a householder planning application.</i> 5. Impact on Neighbouring Properties: The extension would reduce light and privacy, especially in already narrow rear gardens. It would negatively affect the enjoyment and usability of adjacent outdoor spaces. <i>Officer comment: Impact of neighbour loss of light and loss privacy is discussed in the main report.</i> 6. Drainage and Structural Risks: Increased roof area would
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	double rainwater runoff, straining the existing Thames Water drainage system. Potential for subsidence and damp due to water soaking into the ground, especially as land slopes toward No. 23. <i>Officer comment: Drainage and structural requirements must comply with Building Regulations which is a separate process from Planning.</i> 7. Design Integrity and Liveability: The proposal is unsympathetic to the original house design and lacks consideration for neighbourhood aesthetics. It creates dark, inaccessible spaces, and may lead to future disputes over maintenance and access. <i>Officer comment: The revised plans show a more balanced architectural design and potential disputes related to access and maintenance are a separate issue to planning. The Party Wall Act provides a framework for preventing or resolving disputes in relation to party walls, party structures, boundary walls and excavations near neighbouring buildings.</i>
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APPRAISAL

Site Description: The application site comprises a two-storey, mid-20th century semi-detached property located in the major development location of Woodley. The application site is located on a corner plot which results in the front boundary being significantly wider than the rear of the plot. Along the rear boundary line, the two side boundaries merge to a point.

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: The proposed erection of a part single, part two storey side/rear extension and changes to fenestration following demolition of existing porch, conservatory and garage.

Following the demolition of the porch, garage and conservatory, the ground floor side extension will have a study at the front of the dwelling, a WC and hallway in the middle and the rear will have an open plan kitchen, living and dining arrangement. The maximum height of the front elevation will measure approximately 4.9m to the top of the eaves, and 6.4m to the top of the hip roof and be set down by

approximately 0.4m from the main roof line.

The width of the ground floor front wall will measure 4m; the east facing side wall serving the study, WC and hall would measure approximately 6m in length; the wall would continue parallel to the side boundary to maintain a 1m separation distance, and the section serving the kitchen/dining /living area would measure an additional 6.9m in length. The width of the single storey rear extension will measure 5.6m and be set back 4m from the existing dwelling.

The front wall of the first-floor side extension will measure approximately 2.85m in width, 6.6m in length and the rear elevation will measure 2.5m in width. The first-floor side extension will extend bedroom 3 and have an en suite. Furthermore, bedroom 2 will have an ensuite.

There will be one double glazed window on the ground floor and first floor front elevation; 1 no. window on the ground floor east elevation; a window and double doors on the ground floor rear elevation; 2 no. windows on the first-floor rear elevation and a small window to the en suite.

Procedural Matters

The Council received revised a Proposed Floor Plan, Elevations Plan and Site Plans on 29th September 2025, and after the consultation date had ended. Moreover, the revised scheme was deemed acceptable and robustly addressed consultee concerns. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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.

The street scene is semi-detached houses of varying designs and ages in the residential area of Woodley. In this case, neighbouring properties have similar architectural features with front hipped and barn style gables and hipped main roof forms. The neighbouring property at no. 23 has a first-floor side extension and the neighbour at no. 27 has a two-storey side extension.

In this case, the maximum eaves height would be the same as existing and the ridge height would be lower than the main roof line. The separation distance of the side extension with the boundary would be at least 1m on the ground floor, and 1.3m at first floor level. The front wall of the ground floor would be in line with the principal elevation, and the first-floor extension would be set back from the ground floor by approximately 1.75m. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be disrupted.

Therefore, the proposal would not cause significant harm to the character of the area and would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The first-floor side windows serving the bathroom and ensuite would be conditioned to be obscure glazing and non-opening below 1.7m of the internal floor level. The side windows serving the utility and bathroom on the ground floor would face onto a concrete wall approximately 3m in height. The proposed first floor rear and front bedroom windows would not face onto habitable rooms. Therefore, there would be no significant additional overlooking.

Loss of Light: The 45-degree angle test is advocated within the *British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. When assessing the impact of overshadowing on no. 23 Colemans Moor Lane. Figure 1 shows that the vertical 45-degree angle test is breached in relation to the nearest rear habitable room, but Figure 2 shows the horizontal 45-degree angle test is complied with in relation to the nearest habitable room at no 23. Furthermore, the 25-degree angle test is complied with in relation to the rooflights on the side elevation of no. 23.

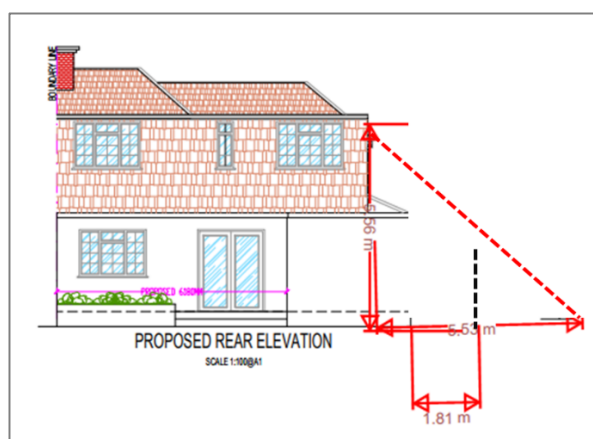


Figure 1 Vertical 45-degree angle test in relation to nearest habitable window at no.23

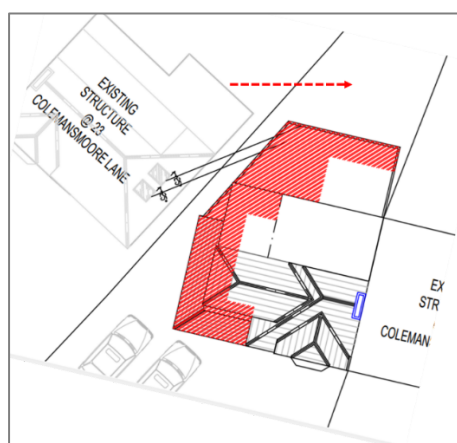


Figure 2 Horizontal 45-degree angle test in relation to nearest habitable window at no.23

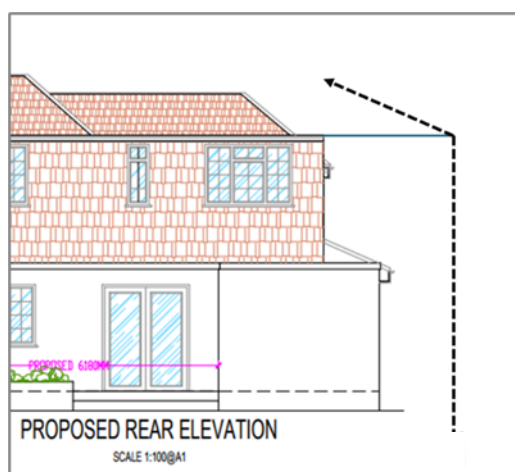


Figure 3 25-degree test in relation to roof light at no.

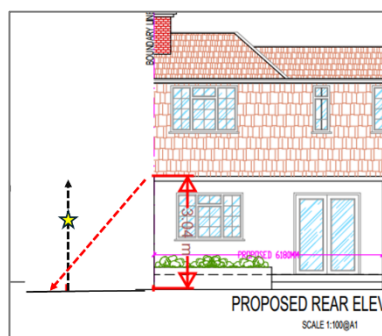


Figure 4 Vertical 45-degree test with no. 27

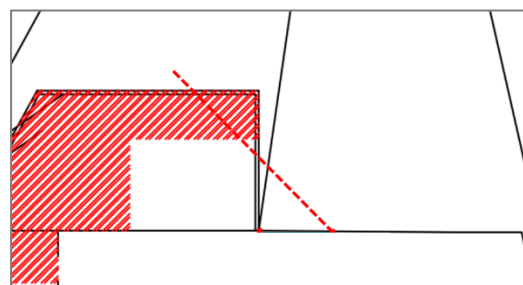


Figure 5 Horizontal 45-degree angle test with no. 27

Figure 5 shows the horizontal 45-degree angle test is breached in relation to the patio doors at no. 27. However, Figure 4 shows that the vertical 45-degree angle test is complied with.

Therefore, there would be no significant loss of light to no. 23 and 27 as a result of the proposed development.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. In this case, when assessing the visual impact of the proposal on neighbouring occupants, the first floor rear wall would be in line with the existing rear wall; and ground floor rear extension would protrude beyond the original rear wall by approximately 3.9m. The maximum eaves height would be approximately 4.9m and the separation distance of the first-floor side extension with the side boundary would be approximately 2.3m. Furthermore, given the existing extensions at no's 23 and 27, the development would propose a balanced response to the local context in terms of provision of external space.

Therefore, the height and bulk of the dwelling will not significantly harm neighbouring occupiers and would have a balanced response to the local context in terms of provision of external space.

Overall, although the proposal would not comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer has commented that the total numbers of habitable rooms will remain unchanged in the proposal. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking 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 impacts on abilities for cycle storage are expected, which is acceptable.

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:	02 October 2025
Earliest date for decision:	24 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	02/10/25