

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251347
Site Address:	82 Caldbeck Drive, Woodley, Wokingham, RG5 4JX
Expiry Date:	4 August 2025
Site Visit Date:	3 July 2025
Proposal: Householder application for the proposed part two storey, part single storey side and rear extensions following the demolition of the garage. Along with a front porch and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Woodley)
Landscape Character Assessment
SSSI Impact Risk Zone

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions. *Officer comments: This will be discussed within the main report.*

WBC Landscape and Trees – No objection subject to conditions.

External

None

REPRESENTATIONS

Parish/Town Council	No objections.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application stating they have no objection.

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear extension to provide a kitchen and living area. A two-storey side extension to provide a utility room, toilet and garage at ground floor level, and a bedroom, dressing room and en-suite bathroom at first floor level, following demolition of the existing garage. Plus, the erection of a single storey front extension to form a front porch canopy.

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:

Single Storey Rear Extension

The proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) as the proposal is set right on the boundary with the neighbouring property. However, given its juxtaposition with the adjoining property being the end property facing Caldbeck Drive and thus adjoining the rear garden of 84 Caldbeck Drive (which fronts Wingate Rd), proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. This element of the proposal is to the rear of the property where it would not be visible from the public domain, and this further demonstrates that it poses no harm to the character of the area.

Two Storey Side Extension

The BDG states that "side extensions 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 plot boundary". The proposed side extension is set back from the first-floor front building line by 1 metre. Additionally, the ridge height of the side extension will be set down by approximately 1 metre from the ridge height of the existing dwelling. In terms of

separation distance, the two-storey side extension will maintain a separation of at least 1 metre to the nearest neighbouring boundary. The proposed side extension complies with guidance in the BDG, and it would appear as a subservient addition to the dwelling. Therefore, it is deemed that the proposed side extension poses no harm to neighbouring amenities.

Single Storey Front Extension

The proposed single storey front extension would have a pitched roof joining it to the host dwelling. The front extension would comply with guidance in the BDG as the building is set well back from the street frontage and the extension would only project forward 1.1 metres from the existing front building line. As such, it is deemed that the front extension poses no harm to the character of the area.

Neighbouring Amenity:

Single Storey Rear Extension

The proposed single storey rear extension would extend 3.9 metres from the rear of the dwelling and would be single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with the neighbouring property, and an eaves height of 3.15 metres does not comply with this guidance relating to overbearing. However, given that the proposed extension would be aligned with the neighbour's rear extension, it is not deemed that there would be an unacceptable overbearing impact that would warrant the refusal of the application.

Two Storey Side Extension

The proposed two storey side extension is set 1 metre from the nearest boundary with neighbouring properties. The nearest dwellings are located to the south, and the rear gardens of these properties are backing on to the application site. Given an approximate separation of 19m from the boundary to the rear of the dwellings to the south, it is not deemed that the extension would introduce any overbearing or loss of light impacts that would be detrimental to these neighbours. Additionally, no windows are proposed on the side of the side extension at first floor level, and therefore there are no concerns relating to overlooking.

Single Storey Front Extension

The proposed single storey front extension would extend 1.1 metres from the front of the dwelling, and it is single storey in nature. Therefore, there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. The front extension is set just under 3.5 metres from the nearest boundary with a neighbouring property, and this significant separation ensures there are no overbearing impacts.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Highway Access and Parking Provision:

The existing and proposed garage do not fully meet the Council's requirement for car parking, and therefore there will be no gain or loss of a parking space. The submitted

site plan indicates that two driveway parking spaces are proposed within the red line, and this complies with the WBC Car Parking Standards. These two spaces can likely be provided by utilising the existing dropped crossing, which is acceptable. Additionally, the proposed garage remains suitable for cycle storage.

The Council's Highways Officer has no objection to the proposal subject to a condition requiring the vehicular access to be surfaced. Following a visit to site on 03/07/2025 it was clear that the parking spaces are already suitable surfaced and therefore it is not necessary or reasonable to include this condition. Accordingly, the condition is not recommended.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	4 August 2025
Earliest date for decision:	30 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	4 August 2025

PLANNING CONSTRAINTS/STATUS
Insert where relevant