

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251115
Site Address:	43 Rowan Drive, Woodley, Wokingham, RG5 4LN
Expiry Date:	9 July 2025
Site Visit Date:	11 June 2025
Proposal: Householder application for the proposed erection of a single storey front extension.	

PLANNING CONSTRAINTS/STATUS

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 CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council have no objections to this application.
---------------------	--

Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site relates to a two storey, semi detached dwelling in Woodley. The immediate surrounding area is characterised by other semi-detached residential properties with similar architectural style. The use of a different exterior materials differentiates the dwellings from their neighbour, creating a slightly varied street scene. All surrounding dwellings benefit from traditional features including front driveways, front lawns, garages and large rear gardens. All dwellings are set back from the highway, separated by the pedestrian highway and various patches of amenity land. The street is very open with little to no boundary fencing separating the dwellings and wide pedestrian highway.

Proposal:

This application seeks permission for the reception of a single storey front extension which will measure approx. 2.75m in width, 2.3m in length and 3.56m in height.

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 site is located within a residential area. The proposed front extension will create a downstairs toilet. The single-storey front extension which will measure approx. 2.75 meters in width, 2.3 meters in length and 3.56 meters in ridge height (2.3m eaves height). The extension will project 2.3 meters forward from the existing front wall of the property. A wooden awning will also be installed above the existing front entrance door. The materials used will be face brickwork for the walls to match the existing dwelling. The roof formation proposed is a pitched roof made up of plain roof tiles. In terms of fenestration, two white UPVC side windows are proposed on both sides of the development.

The Wokingham Borough Design Guide (BDG) includes guidance in terms of shape, size and design for front extensions, the guidance follows:

- *Generally, only acceptable where the building is set well back from the street*

frontage in a large plot or where the building is set back from the street than the prevailing building line.

- *Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line.*

The proposal is single-storey and would be set 6.5 meters back from the highway therefore, the proposal complies with the BDG in this respect. The proposal will project 2.75 meters forward of the building line established by Nos. 41 and 45.

Within the vicinity, there are examples of front extensions. Neighbouring property No. 41 has a front extension similar to the proposal. Across the street, Nos. 32 and 30 also have a larger front development than the proposal. This suggests the proposal would not be out of character for the area and front development is common within the surrounding area. The front extension will have a beneficial impact on the street scene as it will mirror the front elevation of 41 Rowan Drive. As a result, the development will have minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposal will have 2 small side windows on both the southern and northern side elevations of the development. The windows are on ground floor level and will not result in a loss of privacy to either adjoining neighbour (41 and 45 Rowan Drive) given the very oblique views between the windows of these properties. The windows will also serve a downstairs toilet, which is not a habitable room. Therefore, is acceptable and the proposal will not cause any significant concern of overlooking or loss of privacy.

Loss of Light:

Due to the limited height and bulk of the development, there will be no loss of light to either neighbour's habitable room windows.

Overbearing:

Due to the limited height and bulk of the development, there are no concerns of overbearing presence when viewed from neighbouring properties.

Highway Access and Parking Provision:

The total number of habitable rooms remains unchanged as a result of the proposal. The Council's Highways Officer has reviewed the plans and concluded the extension will not affect the existing 16.6m long driveway in front of the garage. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

It is relevant to note that the applicant proposes to convert part of the existing front garden to hardstanding for an additional parking space. The proposed new space right in front of the extension is not essential to meet the council's parking requirement and unlikely can be provided by utilising the existing dropped crossing. The Highways recommend removing the new space proposed.

There will be no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conclusion:

Subject to conditions, this application is acceptable and therefore recommended for approval.

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:	27 May 2025
Earliest date for decision:	5 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18/06/25