

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                      |                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                           | 252021                                         |
| <b>Site Address:</b>                                                                                                                                                                                                 | 30 Redwood Avenue, Woodley, Wokingham, RG5 4DR |
| <b>Expiry Date:</b>                                                                                                                                                                                                  | 17 October 2025                                |
| <b>Site Visit Date:</b>                                                                                                                                                                                              | 10 October 2025                                |
| <b>Proposal:</b> Householder application for the proposed erection of a first floor rear extension plus replacement of part of the existing single storey roof, insertion of rooflights and changes to fenestration. |                                                |

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                             |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                              |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB23 – Biodiversity and Development |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                                                                                                              |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                                | Decision & Date            |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 173496          | Householder application for the proposed erection of new pitched roof to the existing single storey, changes to fenestration, erection of part first floor rear extension over, installation of new window to the existing side elevation. | Approved:<br>February 2018 |
| 071021          | Proposed erection of single storey rear extension to dwelling to form conservatory.                                                                                                                                                        | Approved:<br>November 2007 |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Drainage – No objection  
WBC Highways – No objection  
WBC Landscape and Trees – No objection

|                           |
|---------------------------|
| WBC CIL – No comments     |
| WBC Ecology – No comments |
| <b>External</b>           |
| None                      |

| <b>REPRESENTATIONS</b> |                      |
|------------------------|----------------------|
| Woodley Town Council   | No objection         |
| Ward Member(s)         | No comments received |
| Neighbours             | No comments received |

| <b>APPRAISAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p>This application seeks planning permission for, amongst other minor alterations, the erection of a first-floor rear extension at No.30 Redwood Avenue.</p> <p><b>Principle of Development:</b> 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.</p> <p>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.</p> <p><b>Character of the Area:</b> The first-floor rear extension would incorporate a gable end, essentially continuing the architectural form of the existing dwelling. The development would also utilise materials that match those of the host property, thus ensuring a seamless integration into the existing built form. The extension would have negligible street presence owing to its position to the rear of the property, thus having limited effect on wider character. Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 &amp; CP3 of the Core Strategy.</p> <p><b>Neighbouring Amenity:</b> Despite the increase in mass proposed, the first-floor extension would extend no further beyond the existing ground floor protrusion and would be sited centrally within the site's boundaries. As such, there would be no adverse loss of light or overbearing impact experienced by the adjacent sites.</p> <p>The rear facing window on the first floor of extension would provide oblique views of the neighbouring sites rear gardens, however, this would not result in direct overlooking. There is one additional first floor side facing window proposed, however, this would serve an en-suite and has been shown on the submitted plans to incorporate obscure glazing. As such, no overlooking concerns are associated with this addition.</p> |

**Highway Access and Parking Provision:** There would be no net increase in the total numbers of habitable rooms, and the existing driveway is to be retained. It is therefore expected that there will be no additional demand for car parking, such that no objection is raised by WBC Highways.

**Flooding and Drainage:** The proposal is located within Flood Zone 2, and this would ordinarily require a Flood Risk Assessment to accompany any prospective development. However, as the development is entirely contained to first floor and would not increase the footprint of the building, no objection has been raised by the Drainage Officer.

**Landscape and Trees:** The application site backs onto an area of protected woodland (TPO 1752/2020), however, due to the development being contained within the existing footprint of the property, there is no anticipated impact to the root protection areas of any proximate trees, and therefore no objection has been raised by the Landscape & Trees Officer.

**Ecology:** A preliminary bat roost assessment has been conducted, which concludes that any further surveys would be disproportionate to the Ecologists findings, thus not required in this instance. An informative has been added to advise the applicants on the appropriate steps to take if bats are encountered during the development.

**Conclusion:** For all the above, the proposal is acceptable, and the application is 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 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: | Not required    |
| Recommendation:    | Approve         |
| Date:              | 13 October 2025 |

|                                    |                   |
|------------------------------------|-------------------|
| <b>Earliest date for decision:</b> | 16 September 2025 |
|------------------------------------|-------------------|

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|-----------------------------------------------------------|------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>JMM</i>             |
| <b>Date:</b>                                              | <b>14 October 2025</b> |

## **PLANNING CONSTRAINTS/STATUS**

*Major Development Location of Woodley*

*Bat Roost Habitat*

*Flood Zone 2*