

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260861
Site Address:	16 Armstrong Way, Woodley, Wokingham, RG5 4NW
Expiry Date:	26 June 2026
Site Visit Date:	11 June 2026
Proposal: Householder application for proposed erection of a part two storey part first floor side extension and a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration.	

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 CC09 – Development and Flood Risk
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development DH1 – Place making and quality design DH2 – Safeguarding amenity HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC10 – Odor, fumes and dust
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
17453	Erection of 60 houses (plots 1910259 and siting of plots 281/2 – Areas C1 and C2)	Approved 11/06/1982

26997	Single storey side/rear extension providing bedroom toilet for physically disabled person.	Approved 10/02/1987
-------	--	------------------------

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear extension following the demolition of the existing conservatory. Plus, the erection of a part first floor, part two storey side extension.

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:

Rear Extension:

The proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set 0.7 metres from the boundary with the neighbouring property. But, given the proportionate scale and unimposing design, the rear extension would have an acceptable impact upon the appearance of the host dwelling and the wider character of the area. Plus, with the proposed materials to match those of the existing dwelling, any potential harm to the character of the area would be greatly limited.

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 first-floor element of the proposed side extension would be set back approximately 0.9 metres from the existing dwelling, and this is aligned with the existing ground floor element. The ridge height of the extension will be set down from the main roof by approximately 0.25 metres. In terms of distance to the boundary, a minimum separation of 1.25 metres will be retained. Whilst the side extension does not fully comply with guidance in the BDG, the appropriate set back, slight set down, and distance to the boundary, all ensure that the extension would appear as a subservient addition. As such, it is deemed that the side extension would have an appropriate impact upon the appearance of the host dwelling and the wider character of the area.

Neighbouring Amenity:

Rear Extension:

The proposed single storey rear extension would extend 3.1 metres from the rear of the dwelling, and it is single storey in nature. No windows are proposed on the side elevation of the extension that faces the immediate neighbouring property no. 15, and therefore no concerns are raised on loss of light or overlooking grounds. 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 0.7 metres from the boundary with the neighbouring property, but an eaves height of 2.15 metres shows compliance with this guidance relating to overbearing.

Side Extension:

Given the site’s location on a corner plot, the proposed side extension raises no concerns on neighbouring amenity grounds relating to loss of light or overbearing impacts as it is not located close to neighbouring properties. In terms of overlooking, revised plans were received on 19/06/2026 and these relocated the first-floor rear window on the new side extension to being on the side elevation. The primary outlook from this window is now primarily across amenity land, and not the private rear residential garden space of nos. 24 and 25 Dowding Close. As such, no significant overlooking concerns are raised.

Residential Amenity Space:

The proposed alterations would not adversely harm the usability of the site’s rear amenity space for current and future occupiers.

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 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.

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:	24 June 2026
Earliest date for decision:	16 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	24/06/26

PLANNING CONSTRAINTS/STATUS**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)	YES	YES

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	Land at Comet Way, Woodley	Absolute Freehold Estate in Land	BK289194

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: 2

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054322201&notes=&location=479258,173155%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054211101&notes=&location=477500,172892%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: 1

#	Name of area	Closest Approximate Distance
1	Loddon Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Woodley CP	0 m