

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260969
Site Address:	41 Drovers Way, Woodley, Wokingham, RG5 3PH
Expiry Date:	1 July 2026
Site Visit Date:	20 May 2026
Proposal: Householder application for the proposed erection of a single storey side extension.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal
N/A
External
N/A

REPRESENTATIONS

Parish/Town Council	Woodley Town Council's Planning & Community have considered this application and had no objection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached corner property located on Drovers Way within the major development of Woodley.

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, in the major development of Woodley 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:

CP1 of the Core Strategy requires the proposed single storey side extension to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single storey side extension to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed single storey side extension will measure c.2.8m in eaves height, c.6.7m in depth and c.4.5m in width at the front elevation and c.3.35 width at the rear elevation.

R23 in the Borough Design Guide states that "Alterations and extensions should be well designed; respond positively to the original building; contribute positively to the local character; and relate well to neighbouring properties." And that "Side extensions should not generally project forward of the building line on the street frontages".

The proposed extension would be flush with the dwelling's building line, and would have a width of 4.5 metres, internally providing specialist accommodation. Whilst the width of the extension is notable and the lack of set back from the building line

increases its prominence, its overall visual impact on the wider character of the area would be limited due to its single storey nature. Furthermore, whilst situated on a corner plot, the existing hedging (which is to be retained) would provide some screening for the extension. Additionally, the prominence of the plot from the wider street scene, since it only backs onto a small and shallow cul-de-sac, is not significant.

Overall, the extension would have an acceptable impact on the character of the area.

Neighbouring Amenity:

CP3 says the proposed single storey rear and side extension should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

There are no windows on the sides of the proposed plans for proposed extension- therefore there is no outlook onto any neighbouring properties.

Overbearing + Loss of light:

The Borough Design Guide states that the minimum separation distance between flank and boundary should be 1m, the proposed single storey side extension would not comply with this in relation to separation distances, however there are no neighbouring properties on the north side of the property where the proposed extension is set to be. Additionally, there is a thick hedge on the boundary with the property and the road, acting as a natural buffer from the street view. Therefore, there would be no harm in the risk of overbearing or loss of light onto neighbouring amenities.

Highways Access and Parking Provision:

The proposed development would result in an increase in one habitable room. It is not anticipated that this increase would adversely affect the site's parking provision, which primarily consists of parking space in the rear garden and a large prevalence of on-street parking further afield.

Amenity Space:

R16 of the Borough Design Guide states *"The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable"*. The current existing garden space is c.23.96m in depth and c.11.08m in width. The proposed single storey side extension will reduce the rear garden space to c.19.25m in depth and keeping the same width of c.11.08m in width. This is deemed as acceptable.

Conclusion:

In conclusion, the proposed single storey side extension would not detrimentally harm the character and appearance of the area and would not harm neighbouring amenity. It is compliant with CP1 and CP3 of the Core Strategy. Accordingly, it 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 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:	17 June 2026
Earliest date for decision:	28 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18/06/26

PLANNING CONSTRAINTS/STATUS

Insert where relevant