

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251044
Site Address:	82 Woodlands Avenue, Woodley, Wokingham, RG5 3HD
Expiry Date:	9 July 2025
Site Visit Date:	23 June 2025
Proposal: Householder application for the proposed single storey front and rear extension plus garage conversion, following the demolition of the existing single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – 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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
062754	Proposed first floor side and single storey rear extensions to dwelling.	Approve 10 th July 2006
26264	Single storey side and front extension to form a garage and porch	Approve 29 th September 1986

CONSULTATION RESPONSES

Internal

Highways – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

A semi-detached house in the residential area of Woodley. The house has an integral garage and a driveway for off street parking. The front boundary treatment is a low brick wall with a tall hedge and the rear garden has a boundary fence approximately 1.8m 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.

Proposal:

Proposed single storey front and rear extension plus garage conversion. The existing rear single storey extension would be demolished.

The front single storey extension will facilitate the conversion of the garage to a playroom and create an enclosed porch. It will have a sloping roof; the front elevation would have double doors to a playroom, and a door with glazed panel to the porch. It would measure approximately 5.8m in width, 1m in depth, 2.4m to the top of the eaves and 3.3m to the top of sloping roof. It would be approximately 0.2m from the shared boundary with no. 80 Woodlands Avenue.

The rear single storey extension will facilitate a kitchen/dining room, a pantry and utility room. It will have a flat roof and a roof lantern; the rear elevation will have bifold doors, a window and door; and the west side elevation will have a small window. It will measure approximately 2.7m in height, 9.3m in width and 3.3m in depth.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for

proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale and recommends that front extensions should not project significantly forward of the building line.

In this case, the application site is in a row of four semi-detached houses (two pairs) and a neighbouring property at no. 76 Woodlands Avenue has a front extension with a sloping roof and window on the front elevation. Elsewhere, the street scene is a mixture of detached houses, bungalows and terraced houses of varying ages and design. Immediately opposite the site, 2 no. detached houses have tall vegetation adjacent to the front boundary that provides some privacy when viewed from the public realm.

The front extension would replace the existing open porch and be in line with the front elevation of the existing garage and single storey sloping roof. Therefore, the scale and form of the proposal would not be out of keeping with the character of the area. There are no other examples in the immediate street scene of front extensions with double doors on the front elevation. However, the doors would replace an existing garage door and would not be visually harmful to warrant refusal of the application given that the proposal complies with all other aspects of policy.

Overall, the proposal would comply with Policy C1 and CP3 in relation to character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The rear extension will have a small window on the side (west) elevation to serve the utility room. The window would be located approximately 2.7m from the side boundary with no. 139 Howth Drive and the separation distance to the nearest habitable window would be approximately 13m. The side boundary is a fence approximately 1.8m high and given that the extension is single storey, there would not be a significant increase in overlooking.

Loss of Light: The British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, has been used to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by the adjacent development. To facilitate the proposal, the existing rear single storey extension measuring 2.5m in depth would be demolished. Therefore, the increase in depth of the proposal would be approximately 0.8m and there would not be a significant increase in overshadowing of the nearest habitable room at no. 80. Furthermore, given the proposed development would be sited due north, the extent of any overshadowing or loss of daylight would be limited. Therefore, the proposal

would not cause significant harm due to increase in loss of light.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It recommends that rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary. In this case, the proposed rear extension would protrude by be approximately 3.3m from the existing rear wall and would be single storey with a flat roof. Therefore, it would not cause significant harm in terms of overbearing.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision:

The Highways Officer raised no objection and commented *“There is no net increase in the total numbers of habitable rooms and the extension will not affect the existing driveway. As the existing garage does not fully meet the council’s requirement for car parking, there will be no loss of parking space.*

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. The direct access to the rear garden will remain suitable for cycle storage, which is acceptable.”

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:	Yes
Recommendation:	Approve
Date:	30 June 2025
Earliest date for decision:	25 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/06/25