

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261186
Site Address:	46 Rochester Avenue, Woodley, Wokingham, RG5 4NA
Expiry Date:	9 July 2026
Site Visit Date:	26 May 2026
Proposal: Householder application for the proposed erection of two storey side extension following demolition of existing attached garage 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
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES	
Internal	
WBC Ecology – No comments	
External	
None	

REPRESENTATIONS	
Woodley Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Context: The application site is located within a residential area of Woodley, with the dwelling itself being a 1950's two-storey semi-detached dwelling. This application seeks planning permission for the erection of a two-storey side extension to the property.
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 proposed two-storey side extension would be set back from the principal front elevation and would remain subordinate to the host dwelling by virtue of its reduced ridge height. This approach would maintain a clear visual hierarchy between the original dwelling and the proposed addition, which is a key design principle for extensions of this nature. The use of materials and fenestration that respond to the host dwelling would further ensure that the extension integrates appropriately and appears as a sympathetic addition to the existing building. In this respect, the proposal aligns with the design expectations set out in the Borough Design Guide.

Notwithstanding these positive attributes, the shape of the application site results in the proposed extension projecting at a slight angle relative to the main dwelling, which has the potential to appear somewhat contrived. However, this impact must be assessed in its built context. The site visit confirmed that the angular relationship would not be readily perceptible in the street scene once constructed, thereby limiting any visual harm. Furthermore, the host dwelling is positioned significantly set back from the highway, which reduces its prominence within the public realm and further reduces this concern.

The proposal would reduce the existing gap between the application property and No.44. Spacing between dwellings can make a positive contribution to the character of suburban areas by providing a sense of openness and preventing a terraced appearance. Whilst the extension would noticeably narrow this gap, it is evident that similar side extensions have been undertaken within Rochester Avenue, such that the spacing pattern along the street has already evolved from its original form. In this context, the proposal would not appear out of keeping with the prevailing pattern of development. Importantly, a gap would remain between the dwellings, ensuring that the development would not give rise to a harmful terracing effect.

When considered cumulatively, the scale, form and design of the proposed extension is reflective of other alterations within the locality. The development would therefore not appear incongruous within the street scene.

Taking all matters into account, the proposal is considered to preserve the character and appearance of the area and to comply with Policies CP1 and CP3 of the Core Strategy, which require development to respond appropriately to its surroundings in terms of scale, form, materials and overall design quality.

Neighbouring Amenity: Despite the increase in massing, the proposed extension would not project beyond the rear building line of the adjoining property at No.44. As

such, it would not result in a harmful sense of enclosure or an undue loss of light to the neighbouring property's private amenity space or rear-facing habitable room windows.

The extension may have some impact on ground floor side (north-facing) windows at No.44, however, a review of the Council's planning records indicates that these windows serve non-habitable rooms. Accordingly, they attract limited weight in the assessment of residential amenity impacts.

In terms of overlooking, the proposed additional first-floor rear window would afford a slightly different outlook compared to the existing fenestration. However, as this window would serve an en-suite bathroom, it would not give rise to any loss of privacy.

Conclusion: For all the above, the proposal is acceptable and the application is recommended for approved.

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:	22 June 2026
Earliest date for decision:	16 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	23 June 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Woodley*