

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250434
Site Address:	44 Coppice Road, Woodley, Wokingham, RG5 3RA
Expiry Date:	16 June 2025
Site Visit Date:	17/03/2025
Proposal: Householder application for the proposed two storey side extension. Plus, the erection of a new porch and changes to fenestration. Following the demolition of the existing chimney.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
231846	Full application for the proposed subdivision of the site and erection of a two storey side extension to form 1 no. terraced dwelling with associated parking.	Refused, 03/10/2023 Dismissed at appeal on 16/04/2024
214009	Householder application for the proposed installation of a dropped kerb and new access to the front of the property.	Approved, 21/02/2022

CONSULTATION RESPONSES
Internal
WBC Highways – No objections.
External
None consulted.

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council – No objections.
Ward Member(s)	No comments received
Neighbours	53 Coppice Road, RG5 3RA - Raised concern over the presence of 15+ vehicles at the property. Questions whether it is being used for business or high-occupancy residential use. <i><u>Officer comment:</u> The concerns raised regarding the number of vehicles at the property and potential business or high-occupancy residential use are noted. However, these matters do not form part of the current planning application. The proposal demonstrates a sufficient level of off-street parking for a dwelling of this size, in accordance with the Council's adopted Parking Standards, and as such, these concerns fall outside the scope of this assessment.</i> 51 Coppice Road, RG5 3RA - Loss of outlook and sunlight. - Overdevelopment in an already built-up area. - No site notice posted. <i><u>Officer comment:</u> The concern regarding the absence of a site notice is noted. However, in accordance with statutory requirements,</i>

	<i>neighbour notification letters were issued to adjoining properties. The placement of a site notice by the applicant is not a mandatory undertaking.</i> • Increased traffic and parking issues during and after construction. • Potential danger to pedestrians, particularly schoolchildren. • Environmental impact from noise and air pollution. <i><u>Officer comment:</u> A degree of noise and disturbance from construction of the scheme would be inevitable but it would not be significant enough to warrant restrictive conditions on such a relatively minor householder application. Construction noise would be short-term and intermittent. If excessive noise or dust did occur during or as a result of development this could be dealt with under other legislation e.g. Environmental Protection Act 1990.</i> Flat 1 Eastwood Court, RG5 3QA • Visual intrusion and loss of daylight • Safety risks at busy T-junction with bus route • Inappropriate use of property for car sales, including removal of trees and unauthorised tarmacking. <i><u>Officer comment:</u> The concerns regarding the alleged use of the property for car sales, the removal of trees, and unauthorised hard surfacing are noted. However, these matters do not form part of the current planning application and are therefore not material to its assessment. Should there be evidence of unauthorised activity, these issues may be investigated separately by the Council's Planning Enforcement Team, if necessary.</i> 2 Eastwood Court, RG5 3QA • Continued nuisance and unauthorised commercial activity (car sales) • Devaluation of nearby properties and potential rise in insurance premiums. <i><u>Officer comment:</u> These issues are not material planning considerations and cannot be taken into account in the assessment of this application.</i> • Safety hazard due to obstructed junction visibility • Impact on right to light • Lack of consultation and public notice. <i><u>Officer comment:</u> The concern regarding the absence of a site notice is noted. However, in accordance with</i>
--	--

statutory requirements, neighbour notification letters were issued to adjoining properties. The placement of a site notice by the applicant is not a mandatory undertaking.

1 Eastwood Road, RG5 3PY

- No planning notice displayed in the area. No site notice posted. Officer comment: *The concern regarding the absence of a site notice is noted. However, in accordance with statutory requirements, neighbour notification letters were issued to adjoining properties. The placement of a site notice by the applicant is not a mandatory undertaking.*
- Overshadowing and loss of light to key living spaces
- Discrepancy in boundary lines on plans
- Alleged unauthorised commercial use of the property (vehicle storage/sales). Officer comment: *The concerns regarding the alleged use of the property for car sales and storage are noted. However, these matters do not form part of the current planning application and are therefore not material to its assessment. Should there be evidence of unauthorised activity, these issues may be investigated separately by the Council's Planning Enforcement Team, if necessary.*

43 Coppice Road, RG5 3RA

- Use of property for questionable purposes, frequent vehicle turnover. Officer comment: *The concerns regarding the alleged use of the property for car sales and storage are noted. However, these matters do not form part of the current planning application and are therefore not material to its assessment. Should there be evidence of unauthorised activity, these issues may be investigated separately by the Council's Planning Enforcement Team, if necessary.*
- Previous utility disruptions caused by groundwork. Officer comment: *In the event that this application is approved, construction works will be required to comply with Building Regulations and relevant utility provider guidelines to ensure that underground services are protected and works are carried out safely and appropriately.*
- Safety risk due to reduced visibility at junction
- Negative impact on a community made up of young families and elderly residents

APPRAISAL

Site Description and Proposed Development:

The application site relates to a two storey; semi-detached house located in an established residential area that is primarily characterised by semi-detached properties set in discernible groupings which are distinguished by repeated house type.

It should be noted that the originally submitted site plan included the change of use of the land to the south of the application site to residential garden land. This would have constituted a material change of use requiring a separate full planning application. As this element was not included in the original description of development on the application form, an amended block plan was submitted and accepted by the Local Planning Authority, excluding this area from the red line boundary.

In addition, revised elevation drawings were submitted during the course of the application. These included alterations to the design of the proposed two-storey side extension, as well as corrections to more accurately reflect the design of the existing dwelling. Following these amendments, neighbouring properties and other interested parties were reconsulted between 12 May 2025 and 2 June 2025.

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 project approximately 3 metres towards the southern side boundary. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials and finish would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

The proposed single storey front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient and sympathetic to the host property, therefore, would have an acceptable impact on the character of the

area.

Neighbouring Amenity:

Overlooking

The views from the proposed fenestration at ground, first, and roof level would be similar to those of neighbouring properties under the existing arrangement and would maintain appropriate separation distances in line with the Council's minimum privacy and amenity standards. As such, it is not considered that the proposal would result in any unacceptable overlooking or loss of privacy beyond the existing situation.

Loss of light, overbearing and overshadowing

Several properties within the surrounding area have raised concerns on the grounds that the proposed development would cause a Loss of light, overbearing and overshadowing to neighbouring amenities.

Section 4 of the Borough Design Guide SPD advises that a gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.

The proposed two-storey side extension would be set approximately 2.5 metres from the southern boundary, providing appropriate separation from neighbouring properties in accordance with the Borough Design Guide SPD. The nearest neighbouring property, a bungalow at No. 1 Eastwood Road, is situated around 11.5 metres from the extension's closest point, including its west-facing ground floor window and rear garden. The extension is modest in width at 3 metres and matches the height of the main dwelling. Given this generous separation and modest scale, the proposal would not cause any unacceptable levels of loss of light, overshadowing, or overbearing impacts to this neighbouring property. While similar concerns have been raised by other nearby residents across the street, these properties are located at sufficient distances to avoid harmful effects. Consequently, no significant impacts on neighbouring amenity are anticipated.

Loss of outlook

While concerns regarding a loss of outlook within the street scene have been raised, in dense urban settings, some alteration to views is inevitable. In this case, the proposed two-storey extension is modest in scale, set well back from boundaries, and maintains appropriate distances from neighbouring properties, ensuring it does not create an oppressive or overbearing effect. Therefore, any impact on outlook is minimal and not sufficient to justify refusal.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and notes that the proposal will increase the numbers of habitable rooms from 5 to 7. Two existing driveway parking of dimensions 4.8m x 2.4m will be retained at the front driveway and one driveway parking can be provided in front of the garage.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking

space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of existing parking is acceptable for this instance.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Several concerns have been raised regarding potential reduced sight lines resulting from the proposed development. However, following the submission of a revised site plan on 06/05/2025, it has been confirmed that there will be no change of use of the land to the south of the application site to residential garden, nor any associated boundary fencing. The existing approximately 6 metre verge to the south will be retained, preserving clear views at the junction of Eastwood Road, Drovers Way, and Coppice Road. Therefore, no loss of sight lines or highway safety issues are anticipated.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed 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.

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:	Not required
Recommendation:	Approval
Date:	12 June 2025
Earliest date for decision:	2 June 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	23.06.2025