

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250730
Site Address:	25 Colemans Moor Lane, Woodley, Wokingham, RG5 4BT
Expiry Date:	4 June 2025
Site Visit Date:	2 May 2025
Proposal: Householder application for the proposed erection of a part single, part two storey side/rear extension, following demolition of existing porch, conservatory and garage.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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 CP7 – Biodiversity 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 CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM10 - Flood Risk DM15 - Site History

Plan (JMWP)	
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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to condition.
WBC CIL – Not CIL liable.

External

None.

REPRESENTATIONS

Parish/Town Council	Objection. Concerns include: - Over development of the site. - Impact to no. 23 Colemans Moor Lane.
Ward Member(s)	No comments received.
Neighbours	Four third party objection letters. Concerns include: - Loss of light impact to neighbouring property. - Overbearing impact to neighbouring property. - Loss of privacy impacts to adjoining neighbours. - The design is disproportionate and out-of-keeping with the character of the area. - The flat roof design is not in-keeping with the street. - Loss of view impacts to neighbouring properties.

APPRAISAL

Site Description:

The application site comprises a two-storey, mid-20th century semi-detached property located on the southern side of Colemans Moor Lane, Woodley. The road consists of a range of property types including semi-detached properties, semi-detached bungalows, detached bungalows, chalet-style bungalows and more recent two-storey detached properties.

The application site is part of a row of semi-detached properties that are of a similar age and with consistent architectural features such as front hipped and barn style gables and hipped main roof forms. Several of the properties have already benefitted from two-storey side extensions which incorporate the recognisable design features mentioned.

The application site is located on a corner plot which results in the front boundary being significantly wider than the rear of the plot. Along the rear boundary line, the two side boundaries merge to a point.

Proposal:

This application seeks approval for the removal of the existing garage, porch and conservatory and erection of a part single-storey, part two-storey side/rear extension. The extensions would have flat roof forms and would be constructed from brick and render to match existing.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

This application seeks approval for the erection of a part single, part two-storey side and rear extension. The side element of the scheme would protrude approximately 4.02m from the eastern flank wall and would align with the principal building line. The host dwelling is located on a section of Colemans Moor Lane where dwellings are broadly uniform in appearance. There is a pleasing uniformity which is a strong characteristic of the local area.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

Third party concerns have been raised regarding the proposed development being disproportionate and out-of-keeping with the character of the local area. Concerns specifically refer to the proposed flat roof design at first floor level. Officer comments in response to the concerns raised are outlined below.

The two-storey element of the side extension would appear as a subservient addition to the host dwelling by being set back from the principal building line and being set in from the flank wall by approximately 1.2m. However, the flat roof design at ground and first-floor level lack a sense of conformity with the surrounding built form. The flat roof form is uncharacteristic with the local area and appears at odds with the predominantly

hipped and barn style front gables, and hipped main roofs observed on surrounding properties.

Although there are examples of two storey side extensions, they are designed to incorporate the style and design features of the existing front gables and main roofs. The design of the roof, intended to reduce the bulk of the building, would appear complicated and uncharacteristic for the area.

In addition, due to the corner plot position of the host dwelling, the property is set at an angle from the neighbouring property; no. 23. This allows views deep into the plot and provides a largely unobstructed view of the flank elevation. Therefore, views of the unsympathetic roof form would hold wide views from the surrounding public realm.

In summary, the proposed roof form and design would disrupt the prevailing pattern of development, appearing discordant and inconsistent with the form and design of the dwellings in the surrounding area and therefore causes harm to the established character and appearance of the local area and contrary to policy CP3 of the Core Strategy. The development would also be contrary to the housing development aspirations set out on page 6 of the Woodley Design Statement which states that residential development should 'maintain the character of the local area of Woodley'. Page 9 specifically references mid-20th century housing in Woodley and highlights how new residential development should reinforce the existing character and provide 'highly regulated street scenes'.

Therefore, the application is recommended for refusal on this basis.

Neighbouring Amenity:

Overlooking:

Concerns have been raised regarding loss of privacy impacts to neighbouring properties. There is one additional window proposed at first-floor level in the front elevation to serve a bathroom. As the window would serve a non-habitable room and positioned more than 36m from the front fenestration of nos. 26 and 28 Colemans Moor Lane, no adverse loss of privacy impacts would be generated by the window.

There is also one additional window proposed at first-floor level in the rear elevation to serve a bedroom. Whilst the window would be positioned closer to the western shared boundary, views from the window would be similar to views from the existing rear bedroom window. Therefore, the additional window would not result in a detrimental loss of privacy over and above the existing degree shared within the setting and is acceptable.

Loss of Light & Overbearing:

Following the removal of the existing conservatory, the proposed rear extension would protrude from the rear building line by approximately 4m. Page 56 of the BDG states that the primary consideration of rear extensions is the impact upon neighbours and recommends that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a boundary'. Due to the angled position of the host dwelling within the plot, the proposed extensions would retain an approximate

3.4m gap from the side boundary towards the front of the extension and would extend to the full width of the plot towards the rear. However, it is noted that the rear section of the extension that extends the full width of the plot consists of single storey built form that would only marginally protrude beyond the existing built form of no. 23.

The BDG also recommends that 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The proposed eaves height of the rear extension would measure approximately 2.95m. Therefore, by virtue of the flat roof design, position and dimensions of the proposed single-storey rear extension, there would be no detrimental overshadowing or overbearing impacts to neighbouring residential amenity.

Concerns have been raised in relation to potential overshadowing and overbearing impact. It is acknowledged that the single-storey rear extension would protrude approximately 1.5m further towards the rear than the existing conservatory and would have an eaves height approximately 0.4m higher, however, the dimensions of the extension comply with the guidance set out in Section 4 of the BDG which aim to maintain privacy and limit any sense of enclosure. Although there is likely to be some additional overshadowing to no. 27, this impact would be mitigated by the rear extension moving away from the shared boundary towards the rear of the extension and the restricted eaves height of the development. Moreover, no. 27 benefits from a garden depth of more than 21m, meaning that the proposal would not significantly impact the enjoyment and functionality of the space, with any impact restricted to the evenings.

Regarding the two-storey element of the extension, the additional built form at first-floor level would be sited approximately 3.4m behind the rear building line of no. 23 Colemans Moor Lane. Although no. 23 has no windows in the flank wall facing the host site, there are two rooflights which serve a bathroom and bedroom. However, the rooflight serving the bedroom is a secondary window and not the principal bedroom window. Furthermore, the rooflights would be more than 3m from the flank wall of the first-floor flank wall of the side extension. Therefore, due to the separation distances and set back position of the two-storey element of the extension, it is considered that no adverse loss of privacy or overbearing impact would be generated to the occupants of the adjoining neighbours.

The proposed en-suite bathroom proposed to the rear of the first floor would be positioned centrally within the rear elevation and would protrude an approximate 3m from the original rear building line. The rear building line of the bathroom would align with the rear building line of no. 23 and would be positioned approximately 2.5m from the western shared boundary. Submitted plan '25CL-HPA/10022025/REV-A-1/2' shows that a line of 45 degrees would not be breached by the extension. Therefore, the proposed en-suite bathroom extension at first-floor level would not result in any undue harm upon the living conditions of adjoining occupiers by way of loss of light or overbearing.

Highway Access and Parking Provision:

The application proposes additional living accommodation, and a proposed parking plan was submitted to support the application. The council's Highways officer was

consulted and raised no objection, subject to a condition relating to cycle parking details.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is useable. Whilst it is acknowledged that the rear garden of the host dwelling significantly reduces in width towards the rear boundary, a garden depth of approximately 19m would be retained. This is considered sufficient to serve the residents and any future occupiers of the dwelling.

Conclusion:

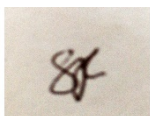
For the reasons set out in this report, the proposal is unacceptable in principle as the first-floor flat roof extensions would be out of character in the street scene contrary to Policy CP3 of the Core Strategy and Section 4 of the BDG.

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:	Refused
Date:	28 May 2025
Earliest date for decision:	2 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	2.6.25