

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260580
Site Address:	147 Old Woosehill Lane, Wokingham, Wokingham, RG41 3HR
Expiry Date:	29 May 2026
Site Visit Date:	5 th May 2026
Proposal: Householder for the proposed erection of single-storey rear extension and associated changes to fenestrations.	

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
97/63762/F	Outline application for the proposed erection of one detached dwelling	Approved 3 rd July 1996
97/66443/F	Proposed two-storey rear extension to dwelling	Approved 14 th November 1997
990268	Renewal Of Outline Permission 96/63762/O For Erection Of Dwelling	Approved 4 th May 1999

990305	Proposed Two Storey Rear Extension To Dwelling (Amendment To Approval 97/66443/F)	Approved 13th April 1999
990662	Details To Comply With Condition 02 Of Consent 99/69214/F For The Approval Of Materials	Approved 27th July 1999
000610	Proposed erection of timber garage/store (Retrospective)	Approved 9th February 2001
010206	Proposed erection of one dwelling	7th August 2001
080921	Proposed single storey rear extension, plus alterations to front bay window	Approved 10th December 2008

CONSULTATION RESPONSES

Internal

WBC Highways- No objection subject to condition(s)
WBC Digital Solutions Scanning-No comments received
WBC CIL-No comments received
WBC Ecology-No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Wokingham. The site has previously been subdivided to accommodate one additional dwelling.

Proposal: This application seeks permission for the proposed erection of single-storey rear extension and associated changes to fenestration. The proposed extension will approximately be 5 meters in depth, 3 meters in height and 10 meters in width. The proposal will accommodate a dining area, home office and pantry.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Old Woosehill Lane and the surrounding area comprise of dwellings with consistent and prevailing architectural style in varying forms. There have been numerous proposals within the locality, including, single storey front and rear extension and first floor side extensions, that can be seen from the public realm and do not detriment the character of the area.

The proposed single storey rear extension would provide a new dining area, home office and pantry to the rear. The proposal includes changes to fenestration to the rear and side elevation to include one small window to the side elevation, two large windows to the rear elevation and one roof light. Followed by the removal of the existing large and small rear windows.

The application site is modest in size, and the proposed development appears to be a sympathetic and subservient addition to the host dwelling. The proposed extension will be set down from the ridgeline of the host dwelling and will incorporate a flat roof design. Whilst the proposed roof element will consist of a varied roof form from the host dwelling, the proposed extension has been carefully considered to respect the original design and minimise the impact on the character of the area.

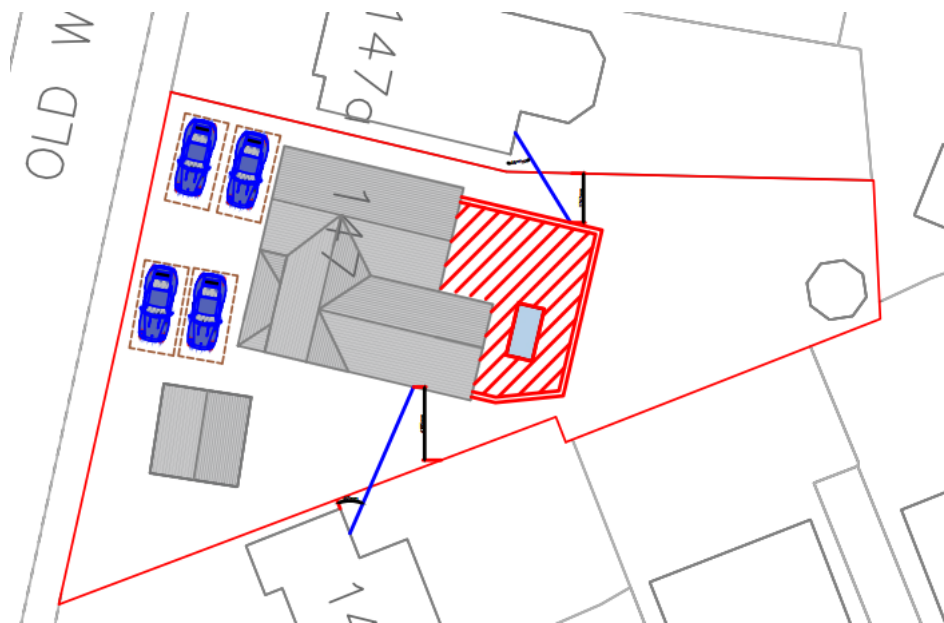
As the proposal is located to the rear of the property it is not considered a prominent feature to the public realm and will utilise matching/similar materials that relate well to the host dwelling diminishing the impact of the proposal. Furthermore, the extension will include partial demolition of the existing single storey rear roof element to allow the proposed development. This adjustment allows the proposed rear extension to integrate more effectively with the original building, resulting in a more cohesive and visually balanced form of development.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed rear extension is single storey and modest in scale and is positioned marginally away from the side boundary of No. 145 Old Woosehill Lane due to the perpendicular design of the extension. The Borough Design Guide (BDG) R15 states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms and advises a preferred minimum distance of 1 metre between a flank elevation and the boundary. In this instance, the proposed extension would be approximately 1.75 meters from No.145 Old Woosehill Lane and would adhere to the Borough Design Guide Policies.

There have been some concerns raised regarding the Borough Design Guide 45-degree test in respect of the immediate neighbours Nos. 145 and 147a Old Woosehill Lane. Therefore, a 45-degree test as advocated by the British Research Establishment's 'Site layout planning for daylight and sunlight: a guide to good practice', has been undertaken and the proposal complies in this respect (refer to Fig. 1 below).



(Figure 1-

45 Degree Line Test)

As the proposed changes to fenestration are at ground floor level and will be screened by boundary treatments, as such the proposed changes will not overlook any primary amenity areas such as patios or rear gardens. Having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed block plan shows space for four vehicles. As there is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised subject to a condition to secure an acceptable parking layout.

Ecology: This application site is located in an area suited for bat roosts. The proposal is for a single storey rear extension, followed by partial demolition of the existing roof at ground floor level. The Preliminary Bat Roost Assessment conducted by Arbtech states that *“The proposed development will include the demolition of a small rear single-storey extension which is in very good condition with no roosting features. The features on the main roof of the building that could be used by roosting bats will not be affected by the proposed plans. Therefore, no impacts to bat roosts are anticipated”*.

Due to the limited possibility for disturbance impacts to bats during the proposed works, the following precautionary working methods will be required:

- *There must be no use of scaffolding that touches or obstructs the eaves or roof of the building.*
- *No external artificial lighting will be used.*
- *Any use of power tools and high levels of noise and vibration will be carried out at least 10m from the development building and the main house where possible.*
- *There will be no radios or music played on the scaffolding or around the roof structures to keep disturbance to a minimum. Best practice measures will be employed to reduce noise and vibration to an absolute minimum.*
- *In the unlikely event that a bat is found, work will stop and the ecologist will advise on how to proceed.*

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.

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

RECOMMENDATION

Conditions agreed:	Not required
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Recommendation:	Approve
Date:	11 May 2026
Earliest date for decision:	30 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27/05/26

PLANNING CONSTRAINTS/STATUS

Insert where relevant