

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253101
Site Address:	8 Woodlands Avenue, Woodley, Wokingham, RG5 3HJ
Expiry Date:	13 February 2026
Site Visit Date:	2 February 2026
Proposal: Householder application for the proposed erection of a part single part two storey rear extension including the insertion of dormers, following demolition of existing rear extension and chimney, plus erection of garden shed following demolition of existing detached garage.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley
Tree Preservation Order

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
225/48	Additions to Bungalow	Approve

		13 th July 1948
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CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No Objection
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached chalet bungalow in the residential area of Woodley. The front garden has a driveway and gravel hardstanding for off street parking. There are 2 no. protected trees in the rear garden ref. TPO-1902-2022 (Horse Chestnut and Oak Tree).

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: A part single part two storey rear extension including the insertion of dormers, following demolition of existing rear extension and chimney, plus erection of garden shed following demolition of existing detached garage.

Ground Floor

The side elevation walls will measure approximately 16.3m in depth, project back from the original rear wall by approximately 8m and from the rear wall of the rear extension (to be demolished) by approximately 5.5m. It will have a flat roof with roof lantern and measure approximately 3m in height to the top of the eaves. The rear wall will have bifold doors and a window; there will be no windows on the side elevation.

First Floor

The first-floor rear extension will be 4m in depth, 7.7m in width. It will be set back from the ground floor by approximately 4m and in line with the ground floor side walls. It will have a single glazed door with Juliet balcony and facilitate a bedroom with ensuite. The separation distance with the west boundary will be approximately 2.3m and with the east boundary approximately 1.5m.

Roof Alterations and Insertion of Dormers

The maximum roof height will remain the same and the depth will measure approximately 13m.

The west elevation will have 2 no dormer extensions: the dormer to the rear extension will serve the ensuite and have 1 no. window. It will measure 3m in width, 2m in depth and be set down from the roof line by approximately 0.6m. The dormer to the existing roof will have 2 no windows serving a bathroom and a bedroom. It will measure 6.8m in width, 3.3m in depth, be set down from the roof line by approximately 0.6m, be set in from the side walls by approximately 0.2m and set back from the front roof line by approximately 1.5m.

The outbuilding in the rear garden will be adjacent to the side boundary. It will have a flat roof and measure 3.7m in width by 7.7m in length. There will be 2no. windows and a door in the east elevation.

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 street scene is a linear with detached bungalows of a similar age and varying designs. The highway is lined with grass verges and front boundary treatments are mainly low brick walls. Several properties benefit from dormer extensions and there is no uniformity of design and appearance: the immediate neighbour at no. 6 has 1 no. front dormer and 1 no. side dormer; no. 12 has a two-storey rear extension, raised roof and two side dormers; and no.9 has a dormer to the front elevation and a roof extension at the rear.

In this case, maximum ridge height would be no more than that of the existing property. The front facing elevation of the dormer extensions would be set back 1.5m and have a lower roof line and should be at least 1m from the plot boundary. They would be located at least 2.3m from the west boundary and 1.5m from the east boundary. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be harmed.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to the 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: There are no side facing windows to the neighbouring property at no. 6. The first-floor side windows at no. 10 do not serve habitable rooms. Also, the rear garden will be approximately 30m in depth following development, and the first floor Juliet balcony will not overlook a habitable room. Furthermore, the proposed first-floor side facing windows will be obscure glazed and non-opening below 1.7m of the internal floor level. Therefore, there will be no significant loss of privacy to neighbour amenity.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

In this case there are no side facing windows at no.10 and no first-floor rear windows. Furthermore, the rear wall would be in line with the rear wall of the proposed first-floor extension, and 45-degree angle test would be complied with in relation to the neighbouring conservatory.

With regards to no.6, the landing, bathroom and ensuite windows in the dormer extension would face onto the proposed east facing dormer extension. Although the rear wall of the proposed first-floor extension would be slightly forward off the first-floor Juliet Balcony at no. 6, the separation distance would be approximately 5m and the 45-degree angle would be complied with. The nearest ground floor habitable room serving the dining room would also comply with the 45-degree angle test and the side facing windows on the ground floor at no.6 serve a bathroom and a hallway.

The outbuilding will occupy a similar footprint and be of a similar height to the demolished shed and will not cause additional loss of light.

Therefore, there would be no significant harm caused by overshadowing to neighbour amenity.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the proposed represents a large extension with dormer windows that would increase the depth of the roof by 13m. The ground floor of the rear extension would project 8m from the original rear wall and 5.5m from the rear wall of the conservatory to be demolished which is more than the 4m recommended in the Borough Design Guide. However, the first-floor rear extension would be set back approximately 4m from the ground floor, and the separation distance with the side boundaries would be greater than 1m. Therefore, the height and bulk of the dwelling will not significantly harm the neighbouring occupiers or dominate the adjoining bungalow.

Overall, although the depth of the rear extension would not fully comply with Policy CP3 of the Core Strategy, this is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to open space.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling. In this case the proposal would provide 2 no. additional habitable rooms, and the driveway provides space for 3 no. car parking spaces measuring 5m in depth by 2.5m in width which is acceptable.

Landscape and Trees: The Tree Officer raises no objection and has commented: *“The changes will not have an impact on the two single protected trees in the Site’s rear garden: an Oak/Quercus spp. (TPO-1902-2022) and a Horse Chestnut/Aesculus pp. (TPO-1902-2022). The changes will not have an impact on the single protected tree: an Ash/Fraxinus spp. (TPO-1902-2022) located in the rear garden of neighbouring house east of the Site, 6 Woodlands Avenue. The masonry wall located in the Site’s front garden along the public footpath has been removed sometime in the last two years. It can be seen in a photo dated September 2024 on Google Maps Street View. Boundary structures—in the form of walls, fences and/or hedge planting—along the site frontages of homes along Woodland Avenue are a key characteristic of the Woodlands Avenue street scene. The removal of the wall erodes the character of the residential neighbourhood and should be noted. (Local Plan Policy TB06 Development of Private Residential Gardens).”*

Officer comment: The front boundaries are open immediately opposite the application site at no’s 7 and 9 Woodlands Avenue. Therefore, it would not be reasonable to condition the reinstatement of the wall, if the application were to be 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:	Yes
Recommendation:	Approve

Date:	11 February 2026
Earliest date for decision:	21 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11/02/26