

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243101
Site Address:	22 Beaver Way, Woodley, Wokingham, RG5 4UD
Expiry Date:	4 March 2025
Site Visit Date:	30 January 2025
Proposal: Householder application for proposed two storey rear extension with changes to fenestration followed by the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location - Woodley

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
22689	Detached house and garage	Approve 13 th December 1984

CONSULTATION RESPONSES

Internal

WBC Highways
WBC CIL
WBC Ecology

External
N/A

REPRESENTATIONS	
Parish/Town Council	No objection raised.
Ward Member(s)	No comments received
Neighbours	One comment received supporting the application.

APPRAISAL
Site Description: The site is a two-storey detached dwelling house in the residential cul-de-sac of Woodley. 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: Two storey rear extension with changes to fenestration followed by the demolition of the existing conservatory. It will measure 4.9m in width, 4.9m in depth and 6.6m in height and located 1m away from the northern boundary. The proposal will extend the existing kitchen area on the ground floor and enlarge an existing bedroom on the first floor to create a master bedroom and ensuite bathroom. 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. Policy R23 of the Borough Design Guide (BDG, 2012) states that any alteration or extension to an existing building should be well-designed, contribute positively to the local character and original building, and relate well to neighbouring properties. The site is in the defined settlement area of Woodley. The street scene is a

residential cul-de-sac with detached dwellings of a similar age and design. The front gardens are open plan and have driveways for off street parking. The proposal will not be overly prominent in the street scene. Overall, the proposal complies with Policies CP1 and CP3 of the Core Strategy.

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. The Wokingham Borough Council Design Guide (BDG) states:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves and ridge height should be no more than those of the existing property.
- Side walls must not contain windows especially at first floor level to minimise any potential impact the privacy of neighbours.
- Back-to-back elevation separation distance must be a minimum of 22m. Schemes in more urban settings or with more intimate character will often require a tighter, more compact layout.

Overlooking: To protect the privacy of neighbours at no. 24 Beaver Way, the top hung window on the first-floor side elevation to facilitate the new ensuite should be obscure glazed and permanently fixed shut and non-openable below 1.7m from the internal floor level. The back-to-back distance of the first-floor rear facing window with Nos. 43 and 45 Mitchell Way is less approximately 18m and less than 22m as recommended for two storey extensions in the BDG. Therefore, the first-floor window on the rear elevation should be obscure glazed, permanently fixed shut and non-openable below 1.7m from the internal floor level to protect the privacy of neighbours at 45 Mitchell Way.

Loss of Light:

The extension would be acceptable in terms of the 45-degree rule and its relationship to the nearest habitable rooms at no's 20 and 24 Beaver Way. The side elevation of the proposed two storey rear extension would face onto no.2 first floor side windows at no.24 Beaver Way that serve a family bathroom and ensuite bathroom.

Furthermore, rear gardens are southwest facing and would continue to receive direct sunlight for most of the day. Therefore, there is no significant harm from loss of daylight/sunlight.

Overbearing: The rear two storey extension will extend beyond the rear wall of the existing dwelling by 4.9 metres. This is 0.9 metres longer than what is recommended in the Borough Design Guide for development close to a boundary. The rear extension will sit within a small, enclosed garden and will have no adverse impact on the neighbouring property at no. 24 Beaver Way.

Overall, if the first floor rear bedroom and the ensuite window on the first floor side elevation are obscure glazed, permanently fixed shut and non-openable below 1.7m from the internal floor level, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.

Highway Access and Parking Provision:

Highway Officer Comments: The proposal will reduce the numbers of habitable rooms from 8 to 6. The extension will not affect the existing driveway nor garage. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. No negative impacts on abilities for cycle storage are expected, which is considered acceptable.

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:	Yes
Recommendation:	Approve
Date:	27 February 2025
Earliest date for decision:	29 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12/03/25