

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251720
Site Address:	28 Caldbeck Drive, Woodley, Wokingham, RG5 4LA
Expiry Date:	19 September 2025
Site Visit Date:	5 August 2025
Proposal: Householder application for the proposed erection of a front porch, single-storey front extension and roof modifications.	

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
230675	Application for a certificate of lawfulness for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration, plus the erection of a single storey rear extension.	Approved 19/04/25
230679	Householder application for the proposed erection of a detached outbuilding.	Approved 02/05/23

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council: No objection.
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey terraced dwelling.

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 Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would be 1 storey in height and only project forward of the building line by approx. 0.72m, thus complying with the BDG. The front extension is considered to a subservient feature and minor addition which would not harm the street scene.

The Borough Design Guide states that *“porches should generally project less than 2m forward of the building line”*. The front porch would be only 1.2m in length and not project forward of the building line, thus complying with the BDG. The front porch would considered to be a modest feature which would not harm the street scene.

The proposed materials are to match the exiting, thus in keeping with the current characteristics of the dwelling. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: A window already exists as part of the study room, therefore no outlooks and no overlooking concerns.

Loss of Light/Overbearing: Whilst the front extension extends the building line by approx. 0.72m, it would be next to the garage door of no.30 and would set significantly away from any of no.30 habitable room windows. Furthermore, given the extension is single storey it considered not to result in loss of light or considered to be overbearing.

Highway Access and Parking Provision: According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking

within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the total numbers of habitable rooms will remain unchanged, the extension will shorten the length of the existing driveway to circa 3.3m. No additional parking demand will be expected. Retainment of existing level of parking of suitable dimensions is 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:	Not required
Recommendation:	Approve
Date:	29 August 2025
Earliest date for decision:	19 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	29/08/25

PLANNING CONSTRAINTS/STATUS

Insert where relevant

Affordable Housing Thresholds | Total count: 3

#	NAME
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1	Within Major Development Locations
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2	Within Major Development Locations
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3	Within All Development Locations
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Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
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1	Major Development Locations	Woodley
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Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind TurbineAviation
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1	All works exceeding 150 metres (492.1 feet)	NO YES
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EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1 Groundwater Consultation Zones Groundwater Consultation Zone 3 Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green Consult NatureSpace for Major developments only
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=&location=479921,172819%20(IRZ%20polygon%20centre)
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Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
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1	Potentially Contaminated Land Consultation Zone	1
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019 Woodley-Earley Settled and Farmed Clay
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Wards | Total count: 1

#	NAME	Closest	Approximate Distance
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1	South Lake Ward	0 m
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Parishes | Total count: 1

#	NAME	Closest	Approximate	Distance
1	Woodley	CP	0	m