

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250601
Site Address:	2 Wroxham Road, Woodley, Wokingham, RG5 3AT
Expiry Date:	8 May 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for proposed single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Woodley)
Great Crested Newt Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 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 CC06 – Noise CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
15588	Single storey rear extension to provide new kitchen and toilet	Approved 11/05/1981

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application stating they have no objection to the development. The neighbour however has requested that any radio/music be at an appropriate level, and that care is taken when cutting back the boundary tree. <i>Officer comments: Any excessive noise during construction should be reported to Environmental Health. With regards to the boundary tree, there are no TPO or veteran trees on site, and the submitted Design & Access Statement confirms there are no notable species of trees. Additionally, the submitted statement does not refer to the removal or cutting back or trees.</i>

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey rear extension to the dwelling to provide a new dining area and a utility room.

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 proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given that the rear extension is of a proportionate scale and has an unimposing design, it is deemed that the extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the parapet wall element of the proposal would be set significantly back from the principal elevation of the property where it would only be partially visible from the public domain, and with the proposed materials to match those of the existing dwelling, it is not deemed that the extension poses any significant harm to the character of the host dwelling or surrounding area.

Neighbouring Amenity:

The proposed single storey rear extension would extend 4 metres from the rear of the dwelling and would be single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundaries with the neighbouring properties, but an eaves height of 2.5 metres shows compliance with this guidance.

It is noted that where the proposed rear extension joins the existing garage, there is a maximum height of 3.8 metres right on the boundary with the neighbouring property no. 2A. However, this is aligned with the neighbour's garage, and therefore it is not considered that this would have any significant overbearing or loss of light impacts on the neighbouring property.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	8 May 2025

Earliest date for decision:	7 April 2025
------------------------------------	--------------

Recommendation agreed by: (Authorised Officer)	
Date:	08/05/25