

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252291
Site Address:	11 Lindberg Way, Woodley, Wokingham, RG5 4XE
Expiry Date:	2 January 2026
Site Visit Date:	17/11/2025
Proposal: Householder application for the proposed erection of a part single- storey rear extension with a flat roof incorporating roof lights and bi-fold doors to the rear elevation, alongside a first-floor rear extension with a gable roof, with facing brickwork, roof tiles, fenestration, soffits and fascia's all to match the existing dwelling, together with the relocation of the external soil vent pipe and associated drainage works in the rear garden.	

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand 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 CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity DH3 – Shopfronts

Other	Borough Design Guide Supplementary Planning Document
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PLANNING HISTORY

Application No.	Description	Decision & Date
121101	Erection of a first floor rear/side extension to dwelling.	Approved, 19/11/2012
010666	Proposed single storey rear extension to dwelling.	Approved, 19/10/2001

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached, properties set in discernible groupings which are distinguished by repeated house type.

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 proposal seeks the erection of a first-floor gable-end extension. The existing dwelling incorporates a combination of roof forms, including a front gable, a partial cat-slide roof, and a hipped element. The proposed first-floor addition would represent a modest extension, resulting in a part-gable, part-hipped roof arrangement. Given the variety of roof forms present within the surrounding area, the proposed extension would sit comfortably within the mixed character of the street scene and would not appear out of place. While the development would reduce the existing green gap formed by tall greens in the rear garden, a generous separation gap would be retained between the host property and no.12. This spacing would continue to allow views through to the trees beyond and would help mitigate any terracing impacts. Overall, this element would not adversely impact the character of the area.

The proposed alterations to the rear consists of a single-story rear extension and changes to the existing rear structure, including the installation of bi-fold doors. The new extension would have a flat roof and would protrude approximately 2.5 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street any overlooking concerns are minimal.

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement and would be positioned over 22 metres away from neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

Loss of Light:

The proposed first-floor gable-end extension would be positioned adjacent to two side-facing windows at No. 12 Lindberg Way. Council records confirm that the ground-floor window serves a non-habitable room (utility room). While the first-floor side window would experience some reduction in light, this impact is not considered to be unreasonable. The pitched form of the proposed gable would continue to allow an appropriate level of daylight and sunlight to reach this window at various times of the day, broadly comparable to existing conditions. In addition, as the affected window is located on a side elevation, where reliance on direct light is typically lower and where there is generally a reduced expectation of protection, the degree of impact is considered acceptable. Overall, the proposal would not result in a material unacceptable level of light of light to the residential amenity of No. 12.

Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or sense of enclosure.

Highway Access and Parking Provision:

There is no net increase in the total numbers of habitable rooms. All existing parking spaces and garage are retained. It is therefore expected that there is no additional demand for car parking and no reduction in parking provisions.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that extend along the rear boundary of the application site.

The supporting Preliminary bat roost assessment (By Chase Ecology, October 2025, ref: CE5034) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	Not required
Recommendation:	Approval
Date:	11 December 2025
Earliest date for decision:	2 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.12.2025