

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243015
Site Address:	25 Kingsford Close, Woodley, Wokingham, RG5 4DT
Expiry Date:	5 June 2025
Site Visit Date:	29.05.2025
Proposal: Householder application for proposed two storey side extension.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone

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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None relevant

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions
WBC Highways – No objection
WBC Ecology – No comment

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a two-storey detached property in the major development location 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.

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 proposed two storey side extension would have a side facing gabled roof and rear gabled roof, would be set down from the main ridge and would extend towards the eastern side boundary by approximately 6 metres. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

The applicant proposes the part conversion of the existing garage to create a new store and habitable space. As the existing garage door would be retained, the scheme would not alter the character of the existing dwelling with no external changes, therefore, would have an acceptable impact on 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.

Loss of light and overbearing:

The proposed development would mostly maintain a separation distance of 1-2 metres from the neighbouring boundary, complying with the Borough Design Guide. At the front most corner the separation would drop to just 0.74 metres, however, at this point the separation distance from the neighbouring flank wall is sufficient, at 3.3 metres, mitigating any negative impact on overbearing and loss of light. The angle of

the dwelling away from the neighbour increases the separation distance as the development moves rearwards, which helps to ensure that no negative impacts arise.

Overlooking:

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement, therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

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 Kingsford Close, any overlooking concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections; the existing parking provision is suitable to serve the proposed development.

Flooding and Drainage:

The WBC Drainage Officer has reviewed this application and has no objections subject to conditions. In this instance the conditions that ensure drainage information is submitted are not deemed necessary as the site is in flood zone 1 and has a low risk of surface water flooding.

Ecology:

The WBC Ecology officer has not commented on this application. The submitted bat report has determined that there is no potential for bats to be harmed by the proposal and therefore there are no concerns.

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:	No

Recommendation:	Approve
Date:	
Earliest date for decision:	9 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.06.2025