

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260017
Site Address:	25 Selsdon Avenue, Woodley, Wokingham, RG5 4PQ
Expiry Date:	8 April 2026
Site Visit Date:	3 February 2026
Proposal: Householder application for the proposed part two storey/part single storey side extension, single storey front extension, part two storey/ part single storey rear extension to dwelling plus rear dormer extension and installation of roof lights and conversion of existing garage to habitable accommodation.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
202637	Additional Environmental Approval application for the extension of time of implementation of planning permission 171244.	Approve Application decided 06 October 2020
171244	Householder application for the proposed part two storey/part single storey side extension, single storey front extension, single storey rear extension to dwelling plus rear dormer extension and conversion of existing garage to habitable accommodation.	Approve Application decided 21 June 2017

132315	Proposed erection of two storey side extension, first floor rear extension and ground floor front extension following demolition of existing garage.	Approve Application decided 01 November 2013
132060	Proposed erection of two storey side extension with single storey front and rear extensions. Demolition of existing garage.	Refused Application decided 28 May 2013

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection subject to Conditions

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Members of the Planning & Community Committee have considered this application and wished to object on the basis of the development being out of keeping with the street scene.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to a two-storey semi-detached dwelling at Selsdon Avenue. The property is located within the established residential area of Woodley and retains generous front and rear amenity space.

The dwelling has a history of planning permissions, including a part two-storey, part single-storey side extension, front and rear extensions, rear dormer, and garage conversion approved in 2017, with a subsequent extension of time granted in 2020. Earlier permissions include a two-storey side and rear extension with front extension approved in 2013, while a similar proposal was refused earlier that year.

It appears that the previously approved works have not been implemented, as the current proposal closely reflects these earlier permissions.

Description of Proposal:

The proposal seeks to construct a part two-storey, part single-storey side extension, a single-storey front extension, a part two-storey, part single-storey rear extension, a rear

dormer, installation of rooflights, and the conversion of the existing garage to habitable accommodation. The proposed part two-storey and part single-storey rear/side extension is designed to create a larger, open-plan family and dining area, enhancing the functionality and flow of the ground-floor living space. At first-floor level, the extension will enlarge Bedrooms 1–3, provide an en-suite, and improve the layout and functionality of the existing main bathroom. The proposed dormer extensions will provide space for a fourth bedroom, along with an en-suite and a dressing room. Finally, the proposed porch extension and garage conversion will enhance the main entrance, with the existing garage being repurposed into a playroom.

Amended plans have been submitted during the application, which removed the previously proposed outbuilding from the scheme.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding dwellings along Selsdon Avenue are predominantly semi-detached residential properties set within generous plots, with layouts that do not follow a uniform building line. Properties within the immediate vicinity, including 31 Selsdon Avenue, have been subject to planning permissions for side and rear extensions, which collectively contribute to the established character and appearance of the area.

The two-storey side extension is proportionate to the host dwelling and carefully scaled to respect the character of the surrounding properties. The front-to-front separation distance is maintained at 27 m, which complies with the Borough Design Guide (BDG) requirement for minimum 10m spacing between dwellings, ensuring adequate light, privacy, and visual separation are preserved. The development complies with the BDG as the proposed two-storey side extension adopts a roof form that reflects the existing dwelling, ensuring it remains in keeping with the character of the host property. In

addition, the extension is set well back from the principal frontage, which reduces its visual prominence within the street scene.

The single-storey rear element will project 4.95 m in depth, 3.24 m in width, and 2.95 m in height, while the secondary single-storey element will project approximately 2.04 m in depth, 4.67 m in width, and 2.55 m in height. Both elements are designed to remain appropriately scaled, avoiding an overly dominant appearance and maintaining a subservient relationship to the existing property. The extensions would also be well screened from the public realm, thereby negligibly impacting the visual amenities of the area.

The proposed dormer extension is located at the rear of the property with limited visibility from the public realm and complies with the Borough Design Guide as it is well set back from the sides and ridge line of the roof. The dormer's scale and design compliment the existing roof and will not significantly impact the character of the area or neighbouring properties.

The first-floor side extension will be set back by approximately 1.50 m from the original building line, maintaining a subservient profile, and will measure approximately 9.90 m in length. The first-floor element maintains an separation distance from the side boundary. The remaining gap between the houses would be limited and would appear some cramped. However it is noted that such spatial relationships occur in the immediate area and therefore it cannot be concluded to be out of keeping in this instance.

The first-floor rear extension is appropriately set down from the ridge line and remains subordinate to the main dwelling. It is largely obscured from public views and suitably offset from neighbouring boundaries.

The front extension/garage conversion is single-storey, projecting approximately 3.13 m from the existing garage and 1.74 m from the original building line, with a total height of 2.90 m. As the BDG states, "Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line." The proposal complies with this guidance and is considered acceptable in terms of scale and appearance.

Finally, the proposed additional fenestration, including seven rooflights, six windows on the side elevations, and two on the front, will have a negligible impact on the area, as they are proportionate, well-positioned, and in keeping with the existing dwelling. All materials, including brickwork, windows, and roof tiles, will match the existing building, ensuring a cohesive appearance that maintains the property's character and visual continuity.

As the majority of the development is located to the rear, it will have minimal visibility from the public realm and will integrate harmoniously with the existing property without detracting from the character or appearance of the surrounding area.

The proposed development at is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As

such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The proposed alterations to the front elevation include two new windows, one replacing the existing garage door and another at first-floor level, along with three rooflights on the front roof slope. These openings face the street and therefore do not result in any overlooking or privacy concerns. This is further supported by the generous separation distance of approximately 27 metres to the adjacent property.

To the rear, the development comprises a second-storey dormer extension, an additional rooflight, and two first-floor windows. While these windows are positioned slightly further forward due to the two-storey extension, they replace existing openings and are not considered to result in any additional overlooking. The scheme also incorporates sliding doors within both the two-storey and single-storey rear elements. Due to the orientation of the dwelling, there is no directly facing property to the rear, and the back-to-back distance with No. 7 is approximately 26.80 m, which complies with the BDG guidance of 26 m for two-storey dwellings

The proposed development includes three rooflights and five additional windows along the side elevations. While the BDG recommends that side walls, particularly at first-floor level, should avoid windows to minimise potential impacts on neighbouring privacy, the majority of these openings are modest in scale and restricted to single-storey height. Only two windows are proposed at first-floor level, and their careful positioning ensures that they would not result in harmful overlooking or a loss of privacy for neighbouring properties as they would overlook onto no.27's blank side elevation

No objections have been received from neighbouring properties or the Town Council regarding overlooking and loss of light impacts. Although the proposal constitutes a significant extension, its design and siting ensure that much of the development will be screened from public views. In addition, the main areas of new fenestration are positioned to the rear, facing the applicant's own garden, which provides a generous level of amenity space. As such, the proposal is not considered to give rise to unacceptable impacts on neighbouring amenity.

Overbearing and loss of light:

The Wokingham Borough Council Borough Design Guide (BDG) states that rear extensions should not project more than 4 metres from the main rear wall where close to a boundary, that maximum eaves and ridge heights should not exceed those of the existing dwelling, that eaves height should not exceed 3 metres within 2 metres of a side boundary, and that a minimum 1-metre gap to the boundary should be retained.

The proposed development would extend approximately 4.86 metres from the main rear wall, slightly exceeding the 4-metre guidance in the Wokingham Borough Council Design Guide (BDG) for extensions close to a boundary. The single-storey element remains below the existing ridge and eaves heights, and given the generous length of the garden, this projection is not expected to cause an adverse impact. While the 1-metre gap to the boundary may not be fully retained, this reflects the existing site conditions, as no such gap was present previously. The two-storey rear extension is offset from the side boundaries, which helps to mitigate any potential overbearing impacts on neighbouring properties.

Due to the orientation of the site in relation to no.27 (no.27 is directly south) there are no anticipated loss of light impacts on this property. With regards to no.23, the offset of the first-floor extension would ensure no adverse loss of light to this neighbouring property.

BDG advises that 2 storey rear extensions must be carefully positioned and designed to minimise any potential impact upon neighbours and maximum eaves and ridge height should be no more than those of the existing property. The eaves and ridge heights will not exceed those of the existing dwelling, ensuring that the extension remains in proportion with the original property and in keeping with the guidance set out in the BDG.

Highway Access and Parking Provision:

The proposal will increase the number of habitable rooms within the dwelling from three to four. The proposed porch extension is minor in scale and does not impact the existing driveway. Highways were consulted for this proposal who required further clarification regarding parking provision. Revised plans were submitted that provided two off-street parking spaces of suitable dimensions, meeting the council's requirements. The access may require separate consent from the Traffic Management team for relocation or widening of the dropped crossing, and the access will be surfaced with a hard-bound material.

The condition relating to cycle parking, as recommended by the Highways Authority, is not considered necessary. It fails to meet the six tests for planning conditions, particularly the requirement that conditions must be necessary to make the development acceptable in planning terms. In this instance, the development would remain acceptable without the imposition of this condition.

Amenity Space:

Due to the limited scale of the proposed extension, there will be minimal loss of amenity space. The extension infills an existing gap adjacent to the dwelling and boundary and therefore does not materially reduce the usable rear garden area. The remaining garden space is consistent with the Borough Design Guide (BDG), which states that "the Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable." Following the development, the rear amenity space will measure approximately 20 metres in length, ensuring a substantial and usable garden area remains in full accordance with the BDG.

Flooding and Drainage:

The site is located within Flood Zone 1 and is at low risk of surface water flooding. The scale of the development does not result in any impacts onto fluvial or surface water flooding.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is not located within an area identified as having bat roost potential.

-Despite the site being within a Great Crested Newt (GCN) area, the scale of the development is such that an ecology assessment is not required and there are no anticipated impacts on this protected species.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	Yes/No/Not required
Recommendation:	Approval
Date:	18 February 2026
Earliest date for decision:	30 January 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.04.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 Major Development Locations Woodley

Great Crested Newt Impact Risk Zones | Total count: 1

1 Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only

Landscape Character Assessment 2019 | Total count: 1

1 Landscape Character Assessment 2019 Woodley-Earley Settled and Farmed Clay