

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251950
Site Address:	1 Woodrow Drive, Wokingham, RG40 1RU
Expiry Date:	8 October 2025
Site Visit Date:	20 May 2025
Proposal: Householder application for the proposed erection of an extension to the existing porch, a part two-story part single-story side extension, a single storey side extension and rear extension, together with alterations to the fenestration, the insertion of roof lights and installation of solar panels to rear roof slopes with demolition of existing chimney.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
250864	Householder application for the proposed two storey side/ rear extension, single storey side extension, extension of existing front porch, demolition of existing chimney and changes to fenestration.	Approved: June 2025

CONSULTATION RESPONSES
Internal
WBC Highways – No comments WBC CIL – CIL liable development WBC Ecology – No comments
External
None

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site is located within a residential setting of Wokingham. This application seeks planning permission for the erection of a single storey front extension, a part single storey, part two-storey side extension, a single storey side and rear extension, plus other minor alterations.

The development is fundamentally similar to that of the recently consented application at the site (ref: 250864), however, with the addition of a single storey rear extension, plus minor other alterations, such as changes to fenestration.

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 two storey side extension would be legibly set back from the dwelling's existing front elevation, plus set down from the existing ridge, helping to provide the visual sense of subservience that is of importance given the relatively large scale of the development. Furthermore, this subordinate relationship is achieved to a greater degree through the use of matching materials and fenestration, plus the continuation of the existing side facing gable roof form of the host property. The proposal has demonstrated compliance with the Borough Design Guide (BDG) in this respect.

The rear component of the two-storey extension would be another large addition to the existing property. Given the sites corner plot location and visual prominence from Proctors Road, this rear facing gable would be visible from certain public viewpoints. Nonetheless, it would have minimal street presence owing to its set back from the adjacent highway, such that it would not have a significant effect on the character of the street. The adjoining ground floor element would likewise have a modest impact, owing to its limited size and position within the plot.

A single storey mono pitch extension is proposed to the northern side of the dwelling, which would extend up to, but not beyond, the position of the existing boundary wall. As a result of being contained within the footprint of the proposed boundary treatment,

it is not considered that the introduction of the extension would erode the open feel of this corner, which is an important aspect of the street scene. Moreover, from a design perspective, the extension would be a modest and sympathetic addition to the host dwelling. This side extension would adjoin a rear enlargement, which as stated previously, is a new addition compared to the previously consented scheme. Similarly to the side extension, the rear protrusion would appear as a modest and sympathetic addition to the host dwelling, thus raising no added concerns on character grounds.

The single storey front extension, which would create an enlarged hall plus a cloakroom and restroom, would be commensurate to other extended frontages within the local vicinity, such it would have an acceptable impact on the character of the area.

The development as a whole would increase the size of the dwelling substantially so. However, this would simply be making use of the significant size of the plot, and therefore would not appear to be overdevelopment, nor would it be out of keeping with other extended properties within the street scene. Consequently, the development is considered to be entirely synonymous with its context.

Permission is also being sought for the replacement of the existing brick wall along the northern boundary with a 1.8-metre-tall close boarded timber fence. The fence would match the height of the existing wall, so would not be any more imposing in this respect. From a visual perspective, the timber fence would be in keeping with the prevailing boundary treatments in the area, such that no objection is raised to its introduction.

Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy.

The development also comprises the creation of an additional parking space within the existing front garden. Whilst the loss of this grassed area would be unfortunate, it is noted that the site would still retain the majority of its soft landscaping, such that there would be no adverse impact upon the street scene as a result of this alteration.

Neighbouring Amenity:

Overlooking: The development includes 2no. first floor side facing windows on the two-storey component of the development. These windows have been shown on the submitted plans to incorporate obscure glazing, while being top hung. In any case, the windows in question serve non habitable rooms and thus pose no overlooking concerns.

The first-floor window on the rear elevation of the two-storey extension would provide oblique views of the neighbouring rear gardens, however, this would not result in direct overlooking. The window in question would be situated approximately 23 metres from the rear elevations of the properties along Bean Oak Road, thus complying with the Borough Design Guide with regard to separation distances.

Loss of Light: The proposed scheme has been carefully designed to reduce impact upon the adjacent property, No.3, primarily through compliance with the 45-degree test for loss of light. This demonstrates how the rear extension would not be in breach of the closest first floor window of the neighbouring property. The single storey component

would be within the 45-degree line of sight, however, given its modest scale, this would not adversely affect the adjoining site in respect of overshadowing.

Overbearing: Whilst the development would increase the run of built form adjacent to the shared boundary with No.3, the two-storey component of the extension would only slightly extend beyond the rear of the neighbouring property, thus mitigating the sense of enclosure experienced by the neighbouring site.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	25 September 2025
Earliest date for decision:	9 September 2025

Recommendation agreed by:
(Authorised Officer)

JMM

Date: **29 September 2025**

PLANNING CONSTRAINTS/STATUS

Major Development Location of Wokingham