

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251626
Site Address:	48 Nightingale Road, Woodley, Wokingham, RG5 3LU
Expiry Date:	6 October 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for the proposed single storey rear and side extension following demolition of existing conservatory	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
250511	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.00m, for which the maximum height would be 2.80m and the height of the eaves 2.40m.	Refused 14/04/25

CONSULTATION RESPONSES

Internal
WBC Highways: No objection subject to condition
WBC Landscape and Trees: No objection subject to conditions
External
None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: One storey, semi-detached bungalow property.

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 Borough Design Guide states *“side extensions should not generally project forward of the building line on the street frontage”* and *“a gap should be retained between the building and the site boundary, and this should be a minimum of 1m width”*. The single storey flat roof side extension would not project forward of the building line and an approx. 1.20m gap would be retained from the flank wall to site boundary, thus complying with the BDG. The single storey side extension would be subservient feature and minor addition which would not harm the street scene.

The BDG states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The single storey flat roof rear extension would be approx. 4.50m in depth, thus not complying with the BDG. However, the host property has a spacious garden to accommodate for such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The garage serves as an additional side feature of the main house, its removal/replacement with a similar footprint of building to form habitable floorspace in the same location will have a neutral impact.

The home office is accessed by a separate door of the and there is no internal link between the house and home office. However, the floor plans show that room will be used for an office and can only be accessed via the driveway of the property. It is a single room and does not contain all the facilities required for day-to-day living and thus could not be occupied as a separate planning unit. Thus, the circumstances

indicate that the proposal would be incidental to no.48. The proposed use would not result in a material change of use.

The following condition will be included within the decision notice to condition, the garage conversion use: *“The garage conversion into an office hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site and shall not be used, sold or sub- let as separate dwelling”*.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling and no harm to the street scene.

Neighbouring Amenity:

Overlooking: The side extension includes a bathroom and utility room window which would overlook onto the side door of no.50. Given the existing property has windows/doors in a similar location and these rooms are being marginally extended, there is no overlooking concerns. The utility room window would replace the utility side door. Given it would overlook onto no.50 side door only there are no overlooking concerns.

The openings to the rear of the property and office openings to the side and rear would be screened by the existing boundaries, thus no overlooking concerns.

Loss of Light: The single storey side extension would be approx. 1.20m from the side boundary of no.50, thus complying with the BDG. Given no.50 only opening is a side door and given the adequate separation distance it would not result in harmful loss of light.

In terms to the rear of no.50, the existing garage is already in place and the office is in the same location. The roof form is being altered to a flat roof increasing the height slightly, such minor alteration would not result in significant loss of light.

The rear extension would project approx. 1.10m beyond of no.46 rear building line, therefore there is no loss of light concern. The rear extension of no.46 includes a small window and large double windows and would still have adequate access to natural light (ref: 061387).

Overbearing: The extensions are only single storey and the overall scale and massing of the extensions is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing.

Highway Access and Parking Provision: The plan indicates no increase in the number of habitable rooms. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The existing driveway and carport are retained.

It is therefore expected that there will be no additional demand for car parking and no

reduction in parking provisions.

The garage has been removed from the proposal and the officer has requested a cycle parking condition. However, given the nature of the application such request seems unreasonable.

Landscape and Trees: The site is included within an old woodland TPO (3/1951) with the trees in the rear garden protected by the TPO.

The application is accompanied by an Arboricultural Impact Assessment and Tree Protection Plan (TPP) by the Rovar Group dated 29th May 2025. The document indicates no trees are to be removed to as a result of the proposed extensions, nor are there any encroachments into the root protection areas. All TPO trees can be adequately protected by the tree protection fencing as shown on the TPP. Therefore, the officer has no objection to the proposed application, subject to the protection of tree condition part of the decision notice.

Amenity Space: The garden space remaining would be over 11m, thus complying with the BDG.

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:	Yes
Recommendation:	Approve
Date:	6 October 2025
Earliest date for decision:	1 September 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	6 October 2025

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 2

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath
2	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1 Consultation Zone - Major Nuclear Site AWE: 12km Zone This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

Height Band Wind TurbineAviation

1 All works exceeding 150 metres (492.1 feet) NO YES

Great Crested Newt Impact Risk Zones | Total count: 1

FEATURE_TYPE FEATURE_NAME CONSULT

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

SSSI Impact Risk Zones | Total count: 1

IRZURL

1 [https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=&location=479921,172819%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=&location=479921,172819%20(IRZ%20polygon%20centre))

Landscape Character Assessment 2019 | Total count: 1

FEATURE_TYPE Name

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

Tree Preservation Orders Served or Confirmed | Total count: 1

TPO_REFERENCE TPO_TYPE RECORD_STATUS

1 TPO-0003-1951 Woodland Confirmed

Wards | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	South Lake Ward		0 m	
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Parishes | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	Woodley CP		0 m	
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