

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260628
Site Address:	26 Campbell Road, Woodley, Wokingham, RG5 3NA
Expiry Date:	9 May 2026
Site Visit Date:	22/04/2026
Proposal: Householder application for the proposed erection of a part single- storey, part two-storey side and rear extension, replacement of the existing garage roof with a pitched roof, erection of a new porch roof to the front entrance, and associated alterations to fenestration.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Joint Minerals and	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

Waste Plan (JMWP)	
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C2 – Mitigation of transport impacts and highway safety and design NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

- There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, detached house located in an established residential area that is characterised by detached and link detached properties set in discernible groupings which are distinguished by repeated house type. A number of properties have benefited from extensions to the front, side and rear of the 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 proposal seeks permission for the erection of a two-storey, part side and part rear wrap-around extension, together with the addition of a gable roof over the existing side garage.

The proposed two-storey side element would be set slightly back from the principal front elevation, would not exceed the ridge height of the existing roof, thereby remaining visually subordinate to the host dwelling.

Campbell Road is characterised by detached dwellings, many of which feature side garages and spacing between properties at first floor level. These gaps contribute positively to the rhythm and visual permeability of the street scene, often allowing for glimpses of greenery between buildings. Whilst the Council's Borough Design Guide SPD seeks a minimum 1 metre set back from the side boundary in order to maintain visual separation and avoid a terracing effect, in this instance the proposed two-storey side extension would be positioned approximately 0.7 metres from a public footpath rather than directly adjacent to a neighbouring dwelling. As such, whilst there would be a reduced degree of separation at this point, the relationship is to a pedestrian route rather than a residential boundary.

In terms of character and appearance, the proposal would still be read within the context of an established residential streetscene which contains a variety of spacing between properties and instances of built form in relatively close proximity to the highway and footpath network. It is not considered that the reduced set back would result in a cramped or overly enclosed visual appearance, nor would it detract from the prevailing spatial rhythm of the street. The extension would therefore integrate into the existing pattern of development, and the slight departure from the SPD guidance is not considered to result in material harm to the character or appearance of the area.

There are examples along the street where garage roofs have been altered or replaced with pitched or gable forms. The introduction of a gable roof over the existing garage would therefore be consistent with this pattern of development and would not appear incongruous within the street scene.

Overall, the scale, form and design of the proposed extensions reflect the type of development commonly seen within the area. The resulting built form would be

comparable to numerous properties further along Campbell Road therefore would integrate appropriately with the host dwelling and surrounding context and would not result in harm to the character or appearance of the street scene.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the front and 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.

Loss of Light and Overbearing:

The proposed two-storey side and rear extension would be suitably positioned and of modest proportions such that it would not give rise to any unreasonable overbearing impact or material loss of light to neighbouring properties. Similarly, the proposed gable roof addition over the garage would be modest in scale and would not result in any unacceptable impact in terms of overbearing or loss of light.

Highway Access and Parking Provision:

The proposal would result in the addition of two habitable rooms. In accordance with the Council's Parking Standards, a dwelling of this size would require the provision of three parking spaces. The submitted block plan demonstrates that this level of parking can be accommodated within the site. As such, no highway concerns are raised.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11

metres. The proposal is therefore acceptable in this regard.

Landscape and Trees:

There are no protected trees within the application site. Existing mature trees on the site are located towards the far end of the rear garden, well away from the proposed development. As such, it is considered that the proposal would not give rise to any adverse tree or landscape impacts.

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
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Recommendation:	Approval
Date:	17 April 2026
Earliest date for decision:	5 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	30.04.2026