

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260643
Site Address:	78 Crockhamwell Road, Woodley, Wokingham, RG5 3LA
Expiry Date:	13 May 2026
Site Visit Date:	20 March 2026
Proposal: Householder application for proposed erection of two storey chalet style rear extension with side dormer and rooflights with additional rooflight to front elevation.	

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 CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
051586	Proposed two storey rear extension to dwelling and new vehicular access onto Crockhamwell Road.	Refused 14/04/05
051634	Proposed two storey rear extension to dwelling	Approved 24/06/05
231685	Householder application for the proposed erection of a two-storey rear extension including the extension of an existing side dormer, the addition of a dormer and rooflight and changes to fenestration.	Approve 23/08/23

CONSULTATION RESPONSES

Internal
None consulted
External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council: No formal objections, they did support a request from a resident at the neighbouring property (no. 80) that obscure glass be used on any window overlooking theirs. Officer response: Overlooking addressed in neighbour amenity section of report.
Ward Member(s)	No comments received
Neighbours	80 Crockhamwell Road: 1. Concerned about possible light reduction into our living room. 2. The additional side window will be opposite our bedroom window and therefore request that the additional window uses obscure glass. Officer response: 1. Addressed in loss of light section in neighbouring amenity section of report. 2. Such window will be conditioned obscured glazed.

APPRAISAL

Site Description: Traditional chalet bungalow.

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 addition of a rooflight on the front and side elevation is a minor addition which would not harm, the street scene.

The proposed two storey rear extension would be approx. 4.50m in depth, 5m in width and 5.50m in height.

The BDG states that rear extensions should not extend more than 4 metres beyond the existing rear wall. As the depth would be 4.50m, not complying. However, the

host property has a very spacious garden to accommodate for such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations and obscured from view by the large hedge on the southeastern boundary. Therefore, the proposed works would not cause significant harm to the character of the area or the host dwelling.

The BDG states that two storey rear extensions that the maximum eaves and ridge height should not be greater than those of the existing property. The proposed rear extensions would have eaves in line with the existing and the ridge line would not exceed the main ridge height. The proposed extension would follow the existing built form and roof form, making it complimentary to the host dwelling.

The BDG states *"dormers should generally be positioned within the main roof, be being set back from both eaves line and the sides of the roof"* and *"dormers should relate to the design of the existing building in terms of rood form, materials, positioning and window proportions"*. The side dormer would comply with the guidance and it would match that of the existing style of the side dormer, thus not harming the character. The dormer being separate rather than one continuous form as previously approve under 231685 breaks the built form up reducing its visual impact whilst relating better to the building.

The site is a traditional looking chalet bungalow with traditional clay tiles. There has been a two-storey rear extension added which was constructed after 2005, so is made up of more modern materials, though these complement the character of the host dwelling. The proposed works would be to the rear, so would be to the modern additions rather than the traditional element to the front of the host dwelling.

Neighbouring Amenity:

Overlooking: The ground floor openings would be screened by the existing boundary, thus no overlooking concerns.

The rooflights on the side elevation would be screened by the high hedge along the shared boundary with the Rainbow Café, thus no overlooking concerns.

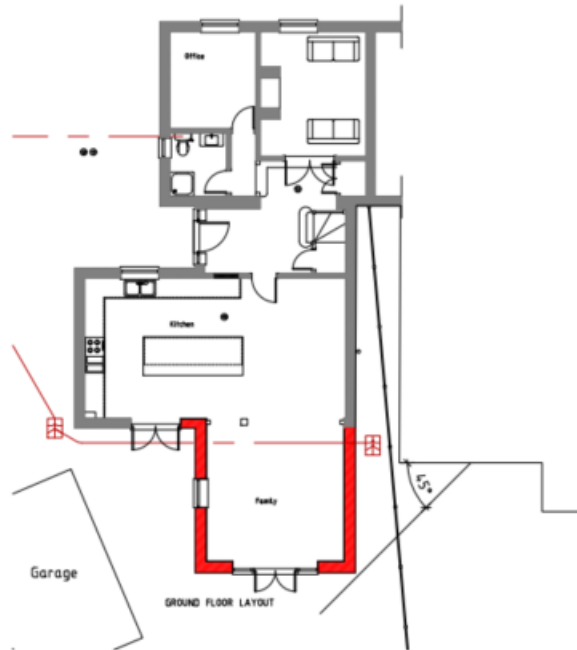
The first floor side window facing no.80 would serve a bathroom and would be conditioned obscured glazed.

At first floor level to the rear, the property already contains 2 windows and this is not changing. Therefore, it is not considered that the rear extension would not result in a loss of privacy or overlooking for neighbouring properties. Most rear gardens in residential estates are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different outlook from the new window as part of rear extension and it's oblique angle/view of no.80 rear garden. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The minimum back to flank separation distance is 12m. The back of 78 Crockhamwell Road to the flank of 77 Arundel Road is approx. 16m, thus complying with BDG

minimum separation distance. Furthermore, along the rear boundary, there is mature and established trees/vegetation of significant height which would act as natural screening.

Loss of Light: The Council uses the British Research Establishment's (BRE) 45° loss of light of rule to assess loss of light. As shown on the plan below, when a 45° line is drawn from the centre of closest windows, the proposal would comply with the 45° rule, therefore no.80 would still have adequate access to natural light. Therefore, the proposed extension would not cause any significant overshadowing or loss of light.



Overbearing: Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access. The boundary is angled with most the extension greater than 1m from the side boundary. Also, the extension wall would follow the existing flank wall. Therefore, it's considered acceptable in this instance.

The overall scale and massing of the extension is proportionate to the host property. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Amenity Space: The garden depth would still be greater than the 11m depth recommend in 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 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
Recommendation:	Approve
Date:	11 May 2026
Earliest date for decision:	8 April 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	12 May 2026

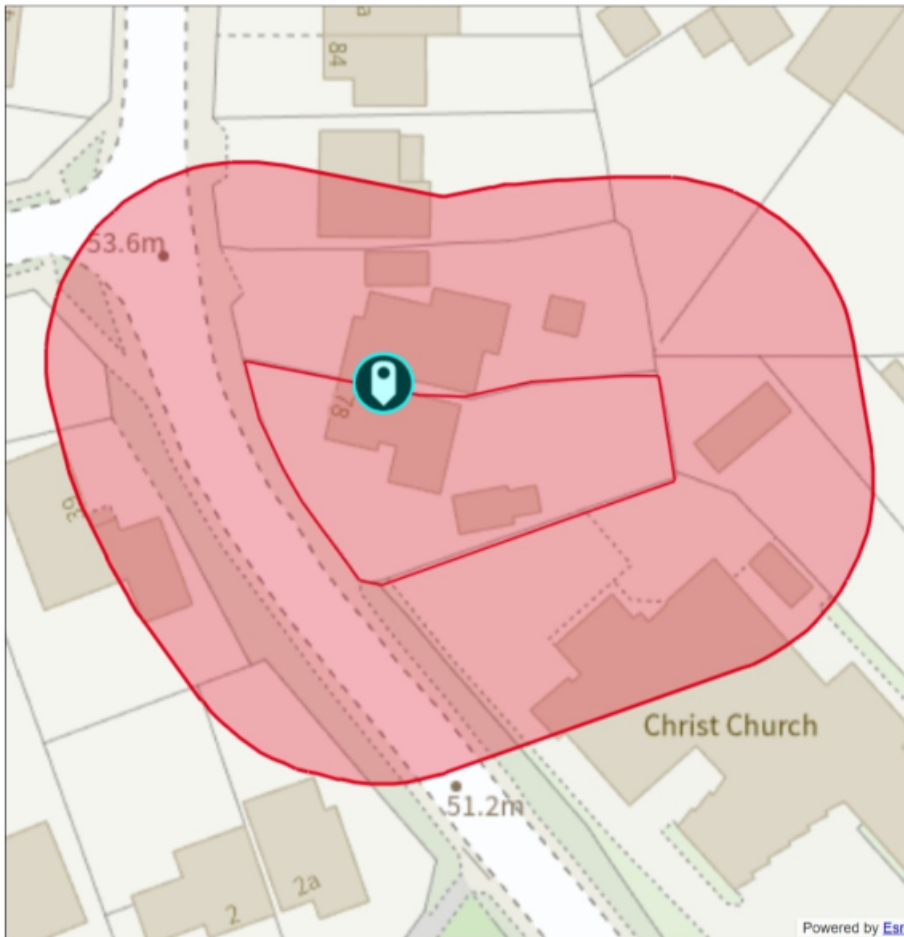
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 4,112.24 m²

Date: Wed Mar 18 2026 09:00:56 GMT+0000 (Greenwich Mean Time)



No legend

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

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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 Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

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://rz.geodata.org.uk/IRZ/step2.html?rzcode=0101000322302&notes=&location=479521,172819%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

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

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	South Lake Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Woodley CP	0 m