

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261166
Site Address:	53 Comet Way, Woodley, Wokingham, RG5 4NZ
Expiry Date:	8 July 2026
Site Visit Date:	16 June 2026
Proposal: Householder application for the proposed single storey rear extension with 4 no. rooflights after demolition of conservatory, partial demolition of side external store and changes to fenestration.	

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 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
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
032455	Proposed two storey side extension to dwelling	Approve – 19/11/2023

CONSULTATION RESPONSES

Internal
No comments received
External

No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two-storey detached dwelling located on the eastern side of Comet Way, Woodley. The property forms part of an established residential area characterised by detached dwellings set within generous residential plots. The dwelling benefits from off-street parking to the front, an integral garage and a private rear garden.

Proposal Description:

The application seeks planning permission for the erection of a single-storey rear extension following the demolition of the existing conservatory and partial demolition of the existing side external store alongside an extension of the rear garden paved area. The proposal also includes the installation of four rooflights and associated changes to fenestration.

The proposed rear extension would project c.3.38m beyond the existing rear elevation across a width of c.8.8m. The extension would incorporate a pitched roof with an eaves height of c.2.5m and a ridge height of c.3.55m, alongside changes to fenestration.

The proposal also includes the partial demolition of the existing side store, reducing its footprint by c.1.08m x c.1.68m, to facilitate the insertion of a ground-floor side-facing window.

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 surrounding area is characterised by detached dwellings of a broadly similar scale and appearance. There is evidence of domestic extensions and alterations throughout the surrounding street scene, resulting in a varied residential character.

Single-Storey Rear Extension and Additional Paving:

The proposed extension would project c.3.38m beyond the existing rear elevation across a width of c.8.8m. The proposal incorporates four rooflights within the front roof slope of the extension, along side two side facing windows. Also, an additional c2.12m projection from the rear extension of paving.

Owing to its single-storey scale, modest height and position to the rear of the dwelling, the extension would have limited visibility from the public realm. The proposed materials, would match the existing dwelling, ensuring a cohesive appearance.

Demolition of Existing Conservatory and Side Store:

The proposal includes the demolition of the existing conservatory, c.10.6sqm, together with the partial demolition of the side external store. These works would facilitate the proposed extension and are not considered to have any adverse impact upon the character or appearance of the dwelling or surrounding area.

Summary:

Owing to the demolition of the existing conservatory, the proposal would result in a net increase in built footprint of c.19.2sqm.

Overall, the proposal is largely contained within the sites private rear garden, and as such, is considered sympathetic to the host dwelling and would preserve the character and appearance of both the dwelling and the wider street scene. The proposal therefore complies with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposed rear extension is single storey in nature and all rear-facing openings would provide outlook over the application site's private rear garden, consistent with the existing arrangement.

The proposal includes two side-facing windows within the proposed rear extension. These windows would serve non-habitable accommodation and would be positioned c.1.68m above the finished floor level, limiting opportunities for direct views towards neighbouring properties.

A separation distance of c.2.34m would be retained between the proposed extension and the neighbouring No. 55. Given the height of the windows, the retained separation distance and the existing boundary fencing, the proposal is not considered to result in unacceptable overlooking or loss of privacy.

The proposal also includes the insertion of a side-facing ground floor window. Whilst this window would be located c.2.0m from the neighbouring dwelling at No. 55, that

property also contains side-facing windows at both ground and first-floor level. Together with the existing boundary treatment between the properties, it is not considered that the proposed window serving a non-habitable room would materially alter the existing overlooking relationship.

The proposed rear extension also incorporates a side-facing window within the elevation facing No. 51. Whilst the extension would project c.3.12m beyond the neighbouring rear building line, the window would serve a non-habitable room and be positioned c.1.68m above the finished floor level. Given the height of the window, together with the existing boundary treatment and the absence of direct views towards neighbouring habitable room windows, it is not considered to give rise to unacceptable overlooking or loss of privacy.

The proposed rooflights are positioned within the roof slope of the extension and are not considered to facilitate overlooking of neighbouring properties.

Accordingly, the proposal is not considered to result in unacceptable impacts upon neighbouring residential amenity in respect of overlooking.

Loss of Light and Overbearing:

The proposed rear extension would project c.3.38m beyond the existing rear elevation across a width of c.8.8m. The extension would incorporate a pitched roof with an eaves height of c.2.5m and a ridge height of c.3.55m.

To the south (No. 51), the extension would project c.3.12m beyond the neighbouring rear building line. However, given its single-storey scale, modest height and pitched roof form, the proposal is not considered to result in an unacceptable loss of light or overbearing impact.

To the north (No. 55), a separation distance of c.2.34m would be retained between the proposed extension and the neighbouring dwelling. Moreover, the proposed extension would remain set back c.1.54m from the adjacent rear building line. Given the retained separation, together with the modest height and single-storey nature of the proposal, it is not considered that the extension would give rise to an unacceptable loss of light, increased sense of enclosure or overbearing impact.

Accordingly, the proposal is considered to comply with Policy CP3 of the Core Strategy in respect of neighbouring residential amenity.

Highway Access and Parking Provision:

The proposal would not alter the existing parking arrangements. Furthermore, the proposal would not increase the number of habitable rooms within the dwelling and, as such, no increase in parking demand is anticipated.

Amenity Space:

Following completion of the development, the dwelling would retain a rear garden area of c.125sqm. This is considered sufficient to provide an acceptable level of private amenity space for the existing and future occupiers.

Conclusion:

For the reasons stated above 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 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:	Approve
Date:	2 July 2026
Earliest date for decision:	6 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6 July 2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant