

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243062
Site Address:	93 Haddon Drive, Woodley, Wokingham, RG5 4LY
Expiry Date:	12 February 2025
Site Visit Date:	7 January 2025
Proposal: Householder application for the proposed erection of a part single, part two storey rear/side extension.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Woodley
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay
SSSI Impact Risk Zones

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
492/43	Semi-detached house	Approved – 13/07/1954

CONSULTATION RESPONSES

Internal

WBC Highways: No objection
WBC CIL: The proposed development is not CIL liable.

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a semi-detached dwelling on a 1950s residential development in Woodley. The dwelling appears to have been largely unaltered since its construction, with exception of a modest single storey front porch extension. The site backs onto Woodford Park, a large public open space, to the rear. The site sits at the southern end of a consistent building line, with neighbouring properties to the south sitting behind this line.

Proposal:

This application proposes the erection of a part single, part two storey side/rear extension. The proposal would project beyond the existing flank (side) elevation by approximately 2.25m and set back from the principal (front) elevation by 4.5m, with a ridge height of 7.35m. At the rear, the proposal would project beyond the existing rear building line by approximately 6.5m at ground floor level, while the first floor element would have a total depth of 3.7m.

Following discussions with the applicant, revised plans were submitted which amended the roof form of the first floor element to a 'hip' at the side, and a part hip, part crown roof at the rear.

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.

Design and Character of the Area:

Haddon Drive has a varied street scene with several examples of side extensions visible which are similar to the scale of this proposal. Following the submission of revised plans, the side element of the proposed extension would appear as a subservient addition to the host dwelling due to it being set in from the southern

boundary of the site, set down from the ridgeline and set well back from the principal (front) elevation. While the proposed hipped roof form does not match the main gable roof form, due to the subservient form of the extension, its matching eaves height and proportionate width the proposal would not significantly conflict with the form of the host dwelling and introduce adverse harm in this respect. Moreover, its pitch would complement the front gable projection attached to the adjoining semi (No.95 Haddon Drive).

At the rear, while the proposed extension is of a considerable width and depth, it would not appear as a disproportionate addition to the size of the host dwelling due to its ridge height being set down from the main ridgeline and maintaining sufficient separation distances from both side boundaries. Moreover, the proposal would not encroach the shared rear building line with either immediate adjacent neighbour, while its overall bulk would be sufficiently mitigated by its pitched roof form at first floor level and flat roof form at ground floor level. The size and scale of the rear element is also similar to recent additions to the adjoining semi (No.95 Haddon Drive, approved under consent ref 223425). Therefore, the proposed development would not be out of keeping with similarly sized dwellings within the surrounding area.

The visual impact of the scheme would be further mitigated by the proposed use of matching external materials to the existing, with exception of the grey coloured fiberglass on the single storey element which is acceptable. Moreover, the additional bulk at the rear would not be visible from the street scene. Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Overlooking: The proposal would not introduce any windows at first floor level on the flank (side) elevations of the proposed extension, while the proposed fenestration on the rear elevation would provide an outlook onto the public open space at the rear rather than directly onto any adjoining private amenity space. Subsequently the proposal would not result in any adverse overlooking impact.

Loss of Light and Overshadowing: Due to the proposal respecting the shared rear building line with No.91 Haddon Drive (adjacent to the south) at ground and first floor levels, the proposal would not affect the amenity of No.91 in respect of loss of light or overshadowing impact.

While the proposal would marginally encroach the rear building line of the adjoining semi (No.95) at first floor level, due to the extension being sufficiently set in from the boundary and its pitched roof form, any potential loss of light impact on the adjacent rear facing windows would be mitigated. Moreover, measurements taken on the submitted drawings from the closest rear facing windows to the proposed development demonstrates that the development would not directly conflict with the level of light received by any rear facing windows.

Overbearing: Due to the proposal respecting the ground floor rear building line shared with both immediate adjacent neighbours, and the proposal being sufficiently set in from the site's boundaries, the development would not introduce an adverse effect on

neighbouring amenities in terms of overbearing impact.

Overall, it is considered that any potential harm on neighbouring amenities has been sufficiently mitigated, prohibiting any additional harm over and above the existing level of amenity. The proposal is therefore compliant with Policies CP1 and CP3 of the Core Strategy.

Other:

The proposal would not impact on the site's existing parking provision, which is deemed acceptable by the Council's Highways Officer, or on any existing soft landscape features.

Subject to conditions, the application is acceptable and is therefore 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:	11 February 2025
Earliest date for decision:	29 December 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	11/02/25

