

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250864
Site Address:	1 Woodrow Drive, Wokingham, RG40 1RU
Expiry Date:	16 June 2025
Site Visit Date:	20 May 2025
Proposal: Householder application for the proposed two storey side/rear extension, single storey side extension, extension of existing front porch, demolition of existing chimney and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition
WBC CIL – CIL liable development

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Two letters received from neighbouring residents, raising the following concerns: - Impact upon neighbouring amenity

	- Impact on street scene - Impact on vehicular and pedestrian safety as a result of incorporating the grass verge (<i>Officer note: The boundary/fence line is not being altered within the proposed development</i>)
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APPRAISAL

Context: The application site is located within a residential setting of Wokingham. This application seeks planning permission for the erection of a single storey front extension, a two-storey side and rear extension with an adjoining single storey rear extension, plus the erection of a mono pitch ground floor extension on the northern elevation of the host dwelling.

Amended plans for the proposal were received on 02/06/2025, which have seen alterations to the two-storey component of the development. As these changes do not materially alter the nature of the application, re-consultation was not deemed necessary by the LPA. Further amended plans were then received on 10/06/2025, which comprised the reduction in size of the single storey side extension, as it was previously shown to encroach outside the red line boundary.

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 proposed two storey extension would be legibly set back from the dwelling's existing front elevation, plus set down from the existing ridge, helping to provide the visual sense of subservience that is of importance given the relatively large scale of the development. Furthermore, this subordinate relationship is achieved to a greater degree through the use of matching materials and fenestration, plus the continuation of the existing side facing gable roof form of the host property. The proposal has demonstrated compliance with the Borough Design Guide in this respect.

The rear component of the two-storey extension would be another large addition to the existing property. Given the sites corner plot location and visual prominence from Proctors Road, this rear facing gable would be visible from certain public viewpoints.

Nonetheless, it would have minimal street presence owing to its set back from the adjacent highway, such that it would not have a significant effect on the character of the street. The adjoining ground floor element would likewise have a modest impact, owing to its limited size and position within the plot.

A single storey mono pitch extension is proposed to the northern side of the dwelling, which would extend up to, but not beyond, the position of the existing boundary wall. As a result of being contained within the footprint of the proposed boundary treatment, it is not considered that the introduction of the extension would erode the open feel of this corner, which is an important aspect of the street scene. Moreover, from a design perspective, the extension would be a modest and sympathetic addition to the host dwelling.

The single storey front extension, which would create an enlarged hall plus a cloakroom and restroom, would be commensurate to other extended frontages within the local vicinity, such it would have an acceptable impact on the character of the area.

The development as a whole would increase the size of the dwelling substantially so. However, this would simply be making use of the available plot in an effective way, and therefore would not appear to be overdevelopment, nor would it be out of keeping with other extended properties within the street scene. Consequently, the development is considered to be entirely synonymous with its context.

Permission is also being sought for the replacement of the existing brick wall along the northern boundary with a 1.8-metre-tall close boarded timber fence. The fence would match the height of the existing wall, so would not be any more imposing in this respect. From a visual perspective, the timber fence would be in keeping with the prevailing boundary treatments in the area, such that no objection is raised to its introduction.

Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy.

The development also comprises the creation of an additional parking space within the existing front garden. Whilst the loss of this grassed area would be unfortunate, it is noted that the site would still retain the majority of its soft landscaping, such that there would be no adverse impact upon the street scene as a result of this alteration.

Neighbouring Amenity:

Overlooking: A neighbouring resident raised concern that the proposal would have the potential to overlook No.3 Woodrow Drive, referring to the 2no. first floor side facing windows on the two-storey component of the development. These windows have been shown on the submitted plans to incorporate obscure glazing, while being top hung. In any case, the windows in question serve non habitable rooms and thus pose no overlooking concerns.

The first-floor window on the rear elevation of the two-storey extension would provide oblique views of the neighbouring rear gardens, however, this would not result in direct overlooking. The window in question would be situated approximately 23 metres from

the rear elevations of the properties along Bean Oak Road, thus complying with the Borough Deign Gude with regard to separation distances.

Loss of Light: The proposed scheme has been carefully designed to reduce impact upon the adjacent property, No.3, primarily through compliance with the 45-degree test for loss of light. This demonstrates how the rear extension would not be in breach of the closest first floor window of the neighbouring property. The single storey component would be within the 45-degree line of sight, however, given its modest scale, this would not adversely affect the adjoining site in respect of overshadowing.

Overbearing: Whilst the development would increase the run of built form adjacent to the shared boundary with No.3, the two-storey component of the extension would only slightly extend beyond the rear of the neighbouring property, thus mitigating the sense of enclosure experienced by the neighbouring site.

Highway Access and Parking Provision: The proposed driveway would be of a sufficient size to accommodate three parking spaces of suitable dimensions, while utilising the existing dropped crossing. Accordingly, no objection has been raised by WBC Highways.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

Community Infrastructure Levy (CIL): The proposed development will be CIL liable as the net increase in floorspace is over 100sqm.

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:	9 June 2025

Earliest date for decision:	30 April 2025
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Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	11.06.25