

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261040
Site Address:	17 Vauxhall Drive, Woodley, Wokingham, RG5 4EA
Expiry Date:	13 July 2026
Site Visit Date:	6 July 2026
Proposal: Householder application for the proposed erection of a two storey front extension, first floor side extension, single storey rear extension and garage conversion to create habitable accommodation.	

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received
WBC Ecology- No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raise no objection to this proposal
Ward Member(s)	No comments received
Neighbours	1 representation as follows - Ground floor extension will have insufficient water run off - First floor proposal is too wide over the garage leading to loss of light to No.15 Vauxhall Drive - Concerns regarding the consultation process, advising that they did not receive formal postal notification and questioning the consistency of neighbour notifications. They note that a digital notification was provided but contained an error, referring to a different address. Dissatisfaction is also expressed with Council engagement, together with concerns regarding fairness and transparency.

APPRAISAL

Site Description: The application site relates to a two-storey detached dwelling with associated parking and landscaping, located within a residential area of Woodley, Wokingham. The surrounding area is characterised by dwellings of a similar scale and general appearance, albeit with some variation in design and architectural form.

Proposal: This application seeks permission for the proposed erection of a two-storey front extension, first floor side extension, single storey rear extension and garage conversion to create habitable accommodation.

The proposed two-storey front extension would measure approximately 8 metres in width at ground floor level, reducing to approximately 3.5 metres at first-floor level, with a depth of approximately 2.5 metres and a maximum height of around 6 metres. The extension would accommodate a cloakroom/WC at ground floor level and provide an enlarged third bedroom at first-floor level.

The proposed first-floor side extension would be constructed above the existing garage and would measure approximately 7 metres in depth, 4 metres in width, and 3 metres in height to the eaves. This element of the development would provide one additional bedroom with an en-suite.

The proposed single-storey rear extension would measure approximately 2 metres in depth, 5 metres in width, and 3 metres in height. This would extend the existing dining and living area at ground floor level.

The proposed garage conversion would facilitate the provision of a utility room, storage space, and a study.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

17 Vauxhall Drive and the surrounding area consist of dwellings of a similar scale and general appearance. R23 of the Borough Design Guide (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

Given the locality and the modest size plot, the proposed development would appear as a sympathetic and subservient addition to the host dwelling. As aforementioned the proposal includes a two- storey front extension, first floor side and single storey rear extension.

The Borough Design Guide (BDG) states that front extensions are generally accepted where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line. Whilst two-storey front extensions are not generally permitted; No. 17 Vauxhall Drive is set within a spacious plot with a substantial frontage. The Borough Design Guide (BDG) advises that a minimum separation distance of 10 metres should be maintained in order to safeguard the amenities of properties across the street. In this instance, the submitted block plan indicates that the proposed two-storey front extension would be positioned in excess of 25 metres from the dwelling opposite. As such, the proposal would comply with the guidance and would not give rise to adverse impacts in terms of outlook or amenity.

The extensions will be set down from the host dwelling, and the roof forms have been designed to match the existing ensuring visual continuity and integrate within the street scene. The first-floor side extension would be set back approximately 3 metres from the principal elevation, thereby reducing its visual prominence within the street scene. The Borough Design Guide (BDG) advises that a gap of 1 meter should be retained in order to maintain spacing between neighbouring dwellings. Whilst the proposed extension would not fully comply with this guidance, it is noted that no windows are proposed within the first-floor side elevation. Furthermore, the development would be

screened by existing boundary treatments, including trees and hedgerow. As such, the proposal would not give rise to harmful overlooking or loss of privacy.

The proposed rear extension has been designed to integrate with the existing rear element, which incorporates a flat roof. The Borough Design Guide (BDG) advises that rear extensions should not project more than 4 metres from the main rear wall where they are in close proximity to a side boundary. In this case, the proposed extension would project approximately 2 metres in depth and would therefore comply with this guidance. Furthermore, adequate private amenity space would be retained, and existing boundary treatments are present along the rear boundary. As such, the development would not give rise to unacceptable overlooking or overbearing impacts.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the application site is situated within a modest plot. The proposed two-storey front extension would be set back from the site boundary, thereby reducing its visual prominence. Whilst additional windows are proposed within the front elevation, adequate separation distances would be retained from No. 20 Vauxhall Drive. Whilst the proposed first-floor side extension would not fully comply with the Borough Design Guide (BDG) in terms of flank-to-boundary separation distances, it is noted that no windows are proposed within the first-floor side (right-hand) elevation. Furthermore, the proposed development would be screened by established boundary treatments, including trees and hedgerow, which further assists in maintaining an acceptable level of residential amenity.

Whilst there has been an objection raised by one neighbour in relation to the first-floor side extension and how this will impact privacy and loss of light to No.15 Vauxhall Drive, as stated, there are no windows on the side elevation and the extension will be screened by boundary treatments such as trees and hedgerow. As such the proposed extension is considered acceptable. The objection also raises concern regarding potential drainage issues. The application site is not situated within a flood zone nor in an area susceptible for fluvial flooding. Moreover, no objections from the Council’s Flooding and Drainage Officer has been raised.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed floor plans show spaces for three vehicles. Whilst two car parking spaces have been lost, there is only one

additional bedroom proposed. Appendix 2 in the Managing Delivery Document states that for dwellings with four or more bedrooms, a minimum of three spaces for vehicles is required.

As shown on the proposed floor plan, this requirement has been met, and the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Ecology: The site is located within an area considered suitable for bat roosts. A survey undertaken by Nature Bureau on 15th May 2026 concluded that the building was externally assessed and found to be in good condition, with no features suitable for use by roosting bats. Mortar was intact throughout, including verge detailing, and chimney flashing was well fitted with no gaps or lifting. Soffits were continuous and well-sealed with no discernible gaps or access points. Decorative hanging tiles on the south elevation were securely fixed with no evidence of displacement or crevices.

The attached garage comprises a flat felt roof, which was also in good condition with no signs of lifting, splitting, or deterioration. Eaves detail had been effectively sealed, with no voids or potential access points identified.

Overall, no features with bat roosting potential were recorded. The building is therefore assessed as having negligible bat roosting potential.

Other Matters: The application has been subject to neighbour consultation in accordance with the Council's procedures and statutory requirements. A representation has been received raising concerns regarding the consultation process and alleging potential bias in relation to the occupiers of No. 17 Vauxhall Drive and their relationship with the Council.

The Council is satisfied that the consultation has been carried out appropriately and in line with relevant procedures. The application has been assessed on its planning merits, having regard to the Development Plan and other material considerations. Matters relating to the conduct of the consultation process or perceived bias are not material planning considerations and do not affect the determination of the application.

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.

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

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	7 July 2026
Earliest date for decision:	23 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.07.2026