

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250831
Site Address:	72 Bungalow 72b, Headley Road, Woodley, Wokingham, RG5 4JE
Expiry Date:	26 May 2025
Site Visit Date:	23 April 2025
Proposal: Householder application for the proposed erection of a single storey rear extension plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Woodley

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
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 Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
031542	Proposed erection of replacement storage building for storage use ancillary to shop, and demolition of existing storage building.	Refused 07/08/2003
031183	Proposed demolition of existing buildings and erection of 6 flats.	Refused 15/01/2004
041504	Proposed erection of block of 4 flats (C3) and one office (B1a) with cycle store and new front fence. Demolition of existing buildings.	Refused 23/06/2004
040502	Proposed erection of 4 flats (C3) and an office (B1a).	Approve 22/12/2004

101984	Erection of single storey rear extension to form B1(a) office, kitchen and toilet facilities; first floor front extension to the roof to for enlarged first floor B1(a) office accommodation; and replacement of flat roof to existing front extension with par-pitched roof.	Refused Appeal Determined 17/11/2010
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site comprises a solicitors' office (Harrisons Solicitors) within a two storey building (72 Headley Road) which fronts onto Headley Road and a 1-bed bungalow (72b Headley Road) to the rear. The immediate surrounding area is characterised by other detached residential bungalows and chalet bungalows with similar architectural style to the site. The use of a different exterior materials differentiates the dwellings from their neighbour, creating a slightly varied street scene.

All surrounding dwellings benefit from traditional features including front driveways, front lawns and large rear gardens. All dwellings are set back from the highway, separated from the pedestrian highway by brick walls, fences or large, dense vegetation.

Proposal:

This application seeks permission for the erection of a single storey rear extension to the bungalow (72b Headley Road) which would measure approx. 5m in length, 3.6m in width and 4.12m in height. This application also includes changes to fenestration. The additional bedroom proposed is to facilitate a live in carer who provides care for the existing occupant at the site. No changes are proposed to the two-storey solicitors' office (72 Headley Road) of the building.

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 site is located within a residential area. The proposed single storey rear extension will create a further bedroom for the dwelling. The development will measure approx. 5 metres in length, 3.6 metres in width and 4.12 metres in height.

The proposed material for the exterior of the extension is cream render, to match the existing dwelling. The materials used for the roof will also match the existing dwelling, being red/brown plain tiles. The roof will have a pitched formation, however the roof of the extension will be lower than the existing ridge height by 80cm. Proposed fenestrations include a double set of glass doors stretching across the western side elevation for rear access and a large window on the rear elevation. All proposed fenestrations will be grey uPVC to match the existing.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- *Rear extensions should not project more than 4 meters from the main rear wall here they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

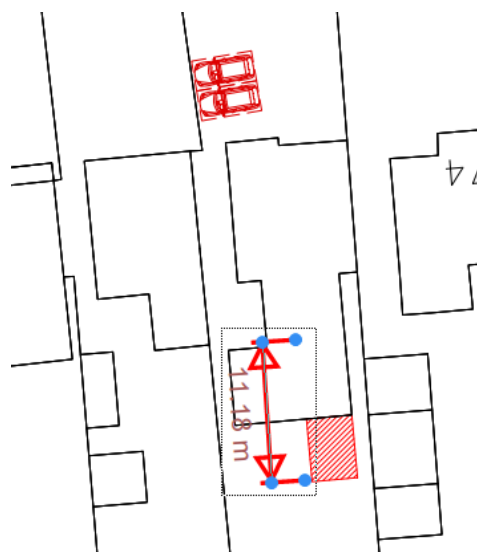


Figure 1: Block Plan showing length of the rear extension

In accumulation with the previous single storey rear extension, the proposal will project out by more than 11m from the original rear wall of the building. This is significantly larger than the recommended guidance from the BDG, however the proposal itself is of a partially modest scale. Despite this being contrary to guidance, the extension would still appear as a subservient addition to the dwelling by virtue of the large rear plot projecting 22.8 metres from the existing rear wall and appropriate design.

As well as this, the proposed rear extension will lie 1.27 meters from the side boundary with No. 74 followed by 7.05 meters from the side boundary with No. 70. This demonstrates that there enough of a distance between each boundary for the rear extension to not have significant impact on neighbouring amenity. No. 70 also has a large outbuilding against the boundary with No. 72b therefore the rear extension will be screened from No. 70 by this outbuilding.

The eaves height of the development is 2.5m and does not exceed the height of the existing dwelling. Overall, the proposal is well designed and, in this case, acceptable despite being contrary to guidance.

It should also be mentioned that while the proposal significantly exceeds the depth guidance for extensions outline in the BDG, there will be no harm to neighbour's amenity or character, as assessed, the proposal would help facilitate a live-in career for the elderly resident. Policy CP2 of the Core Strategy relates to inclusive communities stating that planning permission will be granted for proposal that address requirements of an ageing population, particularly in terms of housing, health and wellbeing.

Within the vicinity, there are various examples of rear development including no. 64 Headley Road. This demonstrates that rear development is common on the street and not out of character for the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development proposes one set of double glass doors on the western side elevation, facing No. 70 Headley Road. Figure 4.25 of the Borough Design Guide states that the minimum separation between flank and side boundary is 1m for single storey developments to maintain privacy. The distance between the doors and the boundary is 7.05m, this distance is deemed substantial enough to minimise any potential overlooking impacts.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of No. 74 and 70 Headley Road. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

As the proposal is single storey and modest in shape and size, there are no concerns of overbearing.

Highway Access and Parking Provision:

The proposal will increase the numbers of habitable rooms from 2 to 3. Two driveways parking spaces are proposed within the red line.

The Council's Highways Officer has reviewed the plans and proposal and concluded that a development of such scale in an urban location will require one parking within the red line boundary, according to WBC Car Parking Standards, with each parking Spaces having minimum dimensions of 5.0m x 2.5m.

Based on the submission, the Highways Officer has assumed the applicant already has access to these proposed parking and the right of access will always be retained.

The proposal also doesn't not raise any negative impacts on abilities for cycle storage are expected, which is acceptable.

As a result, the Highways Officer has raised no highways objection to the proposal.

Conclusion: Subject to conditions, this application is acceptable and 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:	9 May 2025

Earliest date for decision:	1 May 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	09/05/25