

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251339
Site Address:	14 Nightingale Road, Woodley, Wokingham, RG5 3LS
Expiry Date:	15 August 2025
Site Visit Date:	28 July 2025
Proposal: Householder application for the proposed two storey side/rear extension, partial garage conversion and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Tree Protection Area – Woodland
Scale and Location of Development Proposals – 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Neighbour amenity SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
001146	Proposed single storey rear extension to dwelling	Approve 19 th September 2000
242164	Pre-application advice for proposed erection of a two-storey side extension along with changes to	Replied

	fenestration to include roof lights following demolition of the existing attached garage.	18 th September 2024
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CONSULTATION RESPONSES

Internal

WBC Highways – Requested Further Information

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	One objection received: 1. The extension at No.14 extends beyond the rear of No.12 and is located to its south, likely blocking significant daylight. A first-floor window is proposed very close to the boundary, raising concerns about overlooking into No.12's garden. Concern about the side window (appears to be a bedroom) being changed from obscure to clear glass in the future. <i><u>Officer response:</u> Overlooking and loss of light is discussed in the main body of the report.</i> 2. The extension's proximity to the boundary may make it impossible to maintain or construct without accessing No.12. If No.12 is extended in the future, access to No.14's extension could be blocked. <i><u>Officer response:</u> Given the limited size of the development, if the application were to be approved, it would not be reasonable to condition a Construction Method Statement. A future planning application for no.12 would be determined without prejudice and according to planning policy.</i> 3. Plans show distances between buildings as less than 1 metre in places. Would the 1-metre boundary rule apply? As the extension is within 3 metres of No.12, a party wall agreement may be required. Also, there is a risk of roof eaves, guttering, or drainpipes overhanging No.12's boundary. Drawings suggest the extension may clip or cross the boundary line. <i><u>Officer response:</u> Party Wall Agreements are separate from the planning process and not a material consideration of determining the application. The separation distance of the extension with the boundary is discussed in the main body of the report.</i> 5. No downpipes shown on plans—unclear how rainwater

	will be managed. Roof appears to overhang the side path between the properties. <i>Officer response: Guttering and drainpipes are not a material consideration of this planning application and management of rainwater runoff would be covered by building regulations which is a separate process from planning.</i> 6. Discrepancies between actual site measurements and those shown in the plans: • Path width between No.12 and boundary • Boundary lines and building positions may be incorrect. • Measurements on drawings inaccurate. • A photo in the Design & Access Statement is incorrectly labelled as No.14, showing a house on a road junction, which No.14 is not. <i>Officer response: The image in the Design and Access Statement showing no. 14 was not a material consideration when assessing the application and is not an image of no. 14 Nightingale Road. The separation distance of the proposed development and its proximity to no.12 has been checked on the Council's mapping system, assessed during a site visit and compared to the submitted plans.</i>
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APPRAISAL

Site Description: A 1960's detached dwelling in the residential area of Woodley and is included within the TPO-0003-1951 – Woodland area of Woodley. To the front, the property has a hardstanding for off street parking and a low brick wall adjacent to the highway. The rear garden is grassed with vegetation providing screening to the boundary on three sides and has 1 no. tree.

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.

Proposal: A two-storey side/rear extension, partial garage conversion and changes to fenestration. The ground floor would have a reception room, family room, dining room, study, kitchen, utility, kitchen and WC. On the first floor there would be 4 no.

bedrooms, a bathroom, ensuite and storeroom. The roof height would be 0.3m lower than the main roof line, be in line with the existing eaves and measure 6.9m to the top of the pitch roof. The front wall of the extension would be set back from the principal elevation by approximately 0.6m. At the rear, the roof would have 3 no. gable features. The rear wall would measure approximately 13m in width (4m width extension to ground floor and 7m width extension to first floor) and extend beyond the original rear wall of the house by approximately 0.7m. The side elevation roof would have a gable end, and the side wall would measure approximately 9.7m in depth. The separation distance of the side wall of the extension with the boundary would be approximately 0.67m at the front narrowing to 0.3m at the rear (ground floor and first floor level).

Procedural Matters

A Revised Site plan was received by the Council on 15th August 2025, and after the consultation date had ended. However, the revised proposed plans showed a minor amendment to show the existing dropped kerb and cross over. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

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

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.
- Front extensions should not project significantly forward of the building line.

The street scene is a mixture of detached and semidetached two storey dwellings of a similar age and varying designs. The street is lined with a grass verge and small trees on one side of the road. Boundary treatments are mainly low brick walls. Most properties have driveways for off street parking. There are other examples of first floor side extensions on the opposite side of the street at no. 21 and 35 Nightingale Road. Furthermore, the extension at no.21 extends up to the side boundary.

In this case, the site is within the TPO-0003-1951 – Woodland area of Woodley. There is 1 no. tree in the rear garden that would be retained. Most of the existing front garden would be laid to hardstanding with a narrow front border of vegetation. The front facing aspect of the extension would be set back from the principal elevation and the roof would be inferior to the main roof line. When viewed from the public

realm, the first-floor side extension would cause a slight disruption to the rhythm of buildings along the street by reducing the separation distance with no. 12 at first floor level. However, the design of the sloping roof at no. 12 would allow a view through to the rear and some mature trees would still be visible. Therefore, although the separation distance is less than 1m as recommended in the BDG, it would not significantly harm the character of the area.

Overall, the proposal would not fully comply with Policy CP1 and CP3 in relation to character of the area but the separation distance with no. 12 would not be a robust reason for refusal if all other aspects of policy are complied with.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The first-floor rear window of the side extension would provide an oblique view of the neighbouring garden at no. 12 and would not overlook a neighbouring habitable room. The first-floor window on the side elevation would be opaque glass, and if conditioned to be non-opening 1.7m below the internal floor level, would not increase overlooking into no.12. Therefore, there would be no significant increase in overlooking.

Loss of Light: The rear gardens of adjacent neighbours are east facing and receive morning sunlight throughout the year. The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen in Figures 1 and 2, both the horizontal and vertical test are complied with. Furthermore, near to the side boundary, the glazed lean at no. 12 does not serve a habitable room and the ground floor room forward of this has its main outlook from a front facing window. Therefore, the neighbour at no.12 Nightingale Road would not be significantly impacted by additional loss of light.

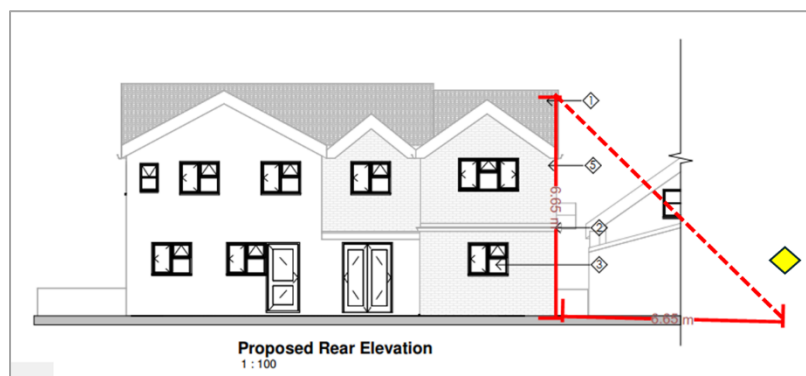


Figure 1 Vertical 45-degree angle test and approximate midpoint of nearest habitable window shown yellow

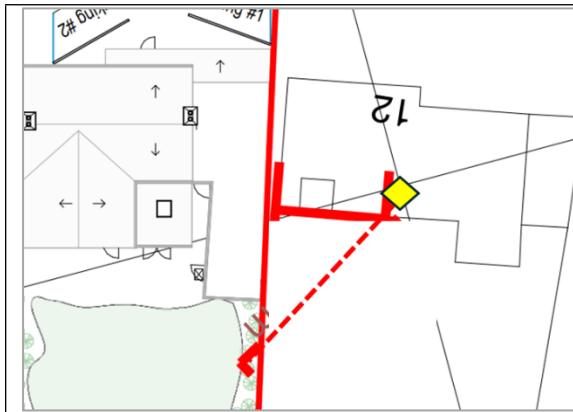


Figure 2 Horizontal 45-degree angle test and approximate midpoint of nearest habitable window shown yellow

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the front facing aspect of the extension would be set back from the principal elevation and the roof would be inferior to the main roof line. However, the addition of a first-floor side extension is adjacent to the boundary and closer than what is recommended in the BDG. Nevertheless, the sloping roof at no. 12 would provide some visual separation when viewed from the public realm.

Although the first-floor extension would be more physically prominent when viewed from the rear garden of no. 12, the glazed roof of the neighbouring lean-to does not serve a habitable room; there is also an existing outbuilding on the boundary with tall vegetation behind. Hence, the main outlook at the rear of no.12 is more centrally located and would not be unduly affected by the proposal. Furthermore, no. 12 has a spacious garden area which provides key sitting-out areas located away from the boundary and the lean-to utility area.

Therefore, the height and bulk of the proposal will not cause significant visual harm to neighbouring occupiers.

Overall, the proposal would not fully comply with CP3 of the Core Strategy due to the first-floor side wall of the extension being adjacent to the boundary rather than being set back by 1m. However, it would not cause significant harm to neighbouring occupiers. Also, given that other aspects of policy are complied with, should the application be approved, it would not warrant refusal of this application.

Highway Access and Parking Provision: The Highways Officer has requested further information regarding the proposed dropped crossing arrangement, i.e. whether it is to be retained as existing, or as shown in the submitted plans.

The Highways Officer has commented: *“The proposals will increase the numbers of habitable rooms from 5 to 7. The dimensions of the garage will be reduced from 6.1m x 4.1m to 4.2m x 2.3m, resulting in a loss of 0.5 parking space. According to the WBC Car Parking Standards, the development in Urban location will require two driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. While the applicant indicates that two driveway parking spaces will be retained as existing, the existing site access is positioned in front of the*

garage, and the dropped crossing is approximately the same width of the garage door, which is circa 2.4m from the site boundary.



The proposed dropped kerb has likely been repositioned and widened to 5m and cannot be achieved without encroaching the highway verge.



The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The crossing works will subject to final approval from the councils TM team.

The applicant shall confirm the proposed dropped crossing arrangement to be retainment of existing, or as showed in the submitted plans.

The proposed garage is suitable for cycle storage, which is acceptable.”

Officer comment: The applicant confirmed that the existing dropped kerb and vehicular entrance would be retained and submitted an amended site plan on 14th August 2025.

Landscape and Trees: The Tree and Landscape Officer raises no objection and has commented: “The site is covered by an old TPO (3/1951) so the majority of trees that would be covered by this TPO are minimal. (As an aside we would normally include

all vegetation and ground flora as being protected as part of a woodland TPO, however as this is no longer a woodland, but housing development, we are not applying this definition to this particular TPO.) Having looked at the aerial photos and site photos, there are no large trees within or adjacent to the site that we would consider to be covered by the TPO and therefore I have no objection to the proposed extensions either in relation to trees or on landscape issues.”

Planning Balance/Conclusion:

In this case the proposal does not fully comply with the BDG in terms of neighbouring amenity and character of the area. This is because the separation distance of the first-floor extension with the neighbouring property is less than what is recommended. However, given that other aspects of local policy are complied with, it is not considered a robust reason to refuse the scheme, given the neighbouring property would still have adequate access to private open space, and the side extension would be set back slightly and not overly dominate the street scene.

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:	Yes
Recommendation:	Approve
Date:	15 August 2025
Earliest date for decision:	30 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/08/25

