

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260638
Site Address:	20 Farriers Close, Woodley, Wokingham, RG5 3DD
Expiry Date:	11 May 2026
Site Visit Date:	7 May 2025
Proposal: Application to vary condition 2 of planning consent 250720 for the proposed erection of a single storey front and rear extension, plus conversion of the garage into habitable accommodation, changes to fenestration following the demolition of the existing conservatory. Condition 2 refers to Approved Details and the variation is to update the plans.	

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

PLANNING HISTORY		
Application No.	Description	Decision & Date
250720	Householder application for the proposed erection of a single storey front and rear extension, plus conversion of the garage into habitable accommodation, changes to fenestration following the demolition of the existing conservatory.	Approved: May 2025

CONSULTATION RESPONSES	
Internal	
WBC Highways – No objection WBC CIL – No comments	
External	
None	

REPRESENTATIONS

Woodley Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is located within a small cul-de-sac off the busier Reading Road in Woodley. The proposal through application 250720 comprised the erection of a single storey front extension, a single storey rear extension, and conversion of the existing garage. This application seeks to alter the scale of form of the approved development, through the variation of condition 2.

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 amended plans introduce modest revisions to the form, footprint and fenestration of the previously approved development. The rear extension has been reduced in both depth and height, alongside a corresponding reconfiguration of the rear glazing arrangement. In addition, the front elevation has been marginally reduced in depth, and with the previously approved enclosed porch now proposed as an open feature. Associated changes to fenestration are proposed on the front, rear and side elevations to reflect the amended internal layout.

Overall, the amendments would result in a negligible change to the principal elevation of the dwelling. Whilst the alterations to the rear elevation would be more apparent, they would not affect public views of the property. Taken as a whole, the proposed changes are considered to represent acceptable amendments to the approved scheme.

Neighbouring Amenity: Given the reduced scale of the proposed amendments, the development would not give rise to any additional impacts on neighbouring residential amenity.

Highway Access and Parking Provision: 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): 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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	16 April 2026
Earliest date for decision:	9 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	17 April 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Woodley*