

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                  |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                       | 260630                                        |
| <b>Site Address:</b>                                                                                                                                                             | 58 Bridport Close, Earley, Wokingham, RG6 3DG |
| <b>Expiry Date:</b>                                                                                                                                                              | 11 May 2026                                   |
| <b>Site Visit Date:</b>                                                                                                                                                          | 23 April 2026                                 |
| <b>Proposal:</b> Householder application for proposed erection of single storey front and single storey rear extension alongside a garage conversion to habitable accommodation. |                                               |

### **PLANNING POLICY**

|                                             |                                                                                                                                                                                                |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                          |
| <b>Core Strategy (CS)</b>                   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP4 – Infrastructure Requirements<br>CP5 – Housing Mix, Density and Affordability<br>CP6 – Managing Travel Demand |
| <b>MDD Local Plan (MDD)</b>                 | CC01 – Presumption in Favour of Sustainable Development<br>CC07 – Parking                                                                                                                      |
| <b>Joint Minerals and Waste Plan (JMWP)</b> | DM1 - Sustainable Development                                                                                                                                                                  |
| <b>Other</b>                                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                            | Decision & Date         |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 252025          | Householder application for the proposed erection of a single-storey front extension and single-storey rear infill extension, and garage conversion to create habitable accommodation. | Approve –<br>17.10.2025 |

### **CONSULTATION RESPONSES**

|                      |
|----------------------|
| <b>Internal</b>      |
| No comments received |
| <b>External</b>      |

No comments received

## REPRESENTATIONS

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | <p>Earley Town Council (ETC) – raises objection to the parking arrangements stating that ‘the application as the parking spaces indicated on the submitted drawings are not achievable’</p> <p>Officer comment – The development proposes little change to the footprint of the principle elevation, reducing the drive way length by c1.45m. However, when measured from the proposed the driveway maintains c8.5m length and c6.24m width. As such, this complies with the parking plan numbered D06 and allows for 2 parking spaces of 2.5x5m.</p> |
| Ward Member(s)      | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Neighbours          | <p>Raises concerns over the parking arrangements.</p> <p>Officer note – concerns address above</p> <p>57 Bridport supports the principle of the development however raises concerns over the technical boundary details and compliance with the Party Wall Act 1996.</p> <p>Officer comment - Matters pertaining to the party wall act are civil and legal matters. Consent of this planning permission does not override the statutory right to engage in a party wall agreement.</p>                                                                |

## APPRAISAL

### Site Description:

The application site is located within a small residential cul-de-sac on Bridport Close, within the major development location of Earley. The existing property is a terraced dwelling.

The application seeks permission for the erection of a single-storey front extension, a single-storey rear extension with rooflights, and the conversion of the existing garage to create habitable accommodation. It is noted that permission has previously been granted for the garage conversion and front extension under application reference 252025.

**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:**

CP1 of the Core Strategy requires the proposed single story front extension and single-story rear infill extension, and garage conversion to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single story front extension and single-storey rear infill extension, and garage conversion to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

### **Rear extension-**

The proposed rear extension extends across the full width of the property c6.35m, with a maximum projection of c4.5m and a total footprint of c23.4sqm. It would have a maximum height of c2.95m and incorporate a flat roof with rooflights.

The Borough Design Guide (BDG) advises that rear extensions should not project more than 4m from the rear wall where close to a boundary. Whilst the proposal marginally exceeds this guideline, it would align with the rear building line of the adjoining property at No.57. Furthermore, the staggered relationship between No.58 and No.59 reduces the perceived projection to c2.7m in relation to that neighbour, thereby mitigating potential impacts.

Given its modest scale, limited height, and subordinate form, the rear extension is considered to integrate appropriately with the host dwelling. In addition, as it is located to the rear, it would not be visible from the public realm. As such, it would not result in harm to the character or appearance of the dwelling or the wider area.

### **Front extension-**

The proposed single-storey front extension would project c1.47m beyond the existing front elevation and measure c2.8m in width and c3.16m in height.

The dwelling is set back c9.24m from the highway, and the projection of the extension is modest. The proposal therefore accords with the guidance set out in the Borough Design Guide. The scale and design of the extension are proportionate and sympathetic to the host dwelling, and it would not appear visually intrusive within the street scene.

This aspect of the proposed has been approved previously under 252025.

### **Garage conversion and Overall Design -**

The proposed garage conversion and extensions are subordinate to the existing dwelling and would utilise materials to match the host property, including brickwork, roof tiles, and UPVC windows and doors. The front extension incorporates a pitched roof which reflects the design of the existing dwelling, ensuring visual continuity.

While the front extension would project slightly forward of the existing building line of No.59, it would align more closely with No.57, maintaining a consistent and coherent street frontage. Overall, the proposal would preserve the character and appearance of the area.

### **Neighbouring Amenity:**

#### *Overlooking:*

No windows are proposed in the side elevations of the extensions. Given the single-storey nature of the development and the absence of side-facing openings, the proposal would not result in harmful overlooking of neighbouring properties. Openings to the front and rear elevations would provide outlook only within the application site and would not give rise to unacceptable impacts on neighbouring privacy.

#### *Loss of Light and Overbearing:*

The proposal does not comply with the Borough Design Guide guideline (R16) which recommends a minimum separation of 1m between flank walls and boundaries, as the extensions would be constructed up to the boundary.

Notwithstanding this, the extensions are single-storey in scale, with a maximum height of approximately 2.95m, and are modest in overall bulk and massing. The rear extension is comparable in scale to that at No.57, and the staggered arrangement of neighbouring properties reduces the perceived sense of enclosure.

Given these factors, it is not considered that the proposal would result in a harmful overbearing impact or unacceptable loss of light to neighbouring occupiers. Any impacts would be limited and fall within acceptable levels for a development of this nature.

The proposal is therefore considered to comply with Policy CP3 of the Core Strategy and the relevant guidance within the Borough Design Guide.

### **Highway Access and Parking Provision:**

Parking provision has been considered in conjunction with application reference 252025.

Highways has confirmed that, although the total number of habitable rooms is not explicitly identified, the proposal relates to a single-storey extension and would not affect the existing driveway. It is noted that the existing garage does not meet the Council's standards for car parking, and therefore its loss is not considered significant.

While a neighbour objection has been received regarding the loss of off-street parking, it is noted that some on-street parking is available in the surrounding area. Furthermore, the site is located within an accessible urban area with sustainable transport options, reducing reliance on private vehicles.

The proposed development would result in only a minor alteration to the footprint of the principal elevation, reducing the driveway length by c1.45m. Notwithstanding this, the retained driveway would measure c8.5m in depth and c6.24m in width.

These dimensions accord with the approved parking layout (drawing no. D06) and are sufficient to accommodate two parking spaces measuring 2.5m by 5m each, in line with the Council's adopted standards. On balance, the proposal would not result in a severe

impact on highway safety or parking provision and does not warrant refusal on these grounds.

**Amenity Space:**

The Borough Design Guide (R16) advises a minimum garden length of 11m, where the space remains usable.

Whilst the proposed rear extension would result in a reduction in garden depth, a usable private amenity space would remain, with an area of approximately 57.16sqm and a maximum depth of approximately 9.6m. This is considered sufficient to meet the functional needs of future occupiers.

**Other:**

Concerns have been raised regarding the requirement for a Party Wall Agreement. This is a civil matter between the relevant parties and is not a material planning consideration. The granting of planning permission does not override the need to comply with separate legal requirements.

**Conclusion:**

The proposed development would not result in harm to the character and appearance of the area, nor would it give rise to unacceptable impacts on neighbouring amenity or highway safety. The proposal complies with Policies CP1 and CP3 of the Core Strategy and the relevant guidance within the Borough Design Guide.

Accordingly, the application is recommended for approval, subject to appropriate conditions.

**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: | Yes/No/Not required |
| Recommendation:    | Approve             |
| Date:              | 27 April 2026       |

|                                    |              |
|------------------------------------|--------------|
| <b>Earliest date for decision:</b> | 6 April 2026 |
|------------------------------------|--------------|

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|-----------------------------------------------------------|----------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>HMM</i>           |
| <b>Date:</b>                                              | <b>30 April 2026</b> |

**PLANNING CONSTRAINTS/STATUS**

*Insert where relevant*