

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261318
Site Address:	56 Hillside Road, Earley, Wokingham, RG6 7LP
Expiry Date:	10 September 2026
Site Visit Date:	10 August 2026
Proposal: Householder application for the proposed single storey rear extension following conversion of existing garage to create habitable accommodation.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
040446	Application for a certificate of existing lawful development for the insertion of a velux rooflight in rear elevation of dwelling.	APP - 14 June 2005
040965	Proposed two storey rear extension to dwelling and pitched roof to existing garage.	APP - 29 March 2004
060448	Proposed erection of two side dormer extensions to dwelling.	APP - 31 January 2007

CONSULTATION RESPONSES

Internal

WBC Highways: No objection.

External

No comments received.

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: 56 Hillside Road is located in Earley, a Major Development Location. The property is situated on the western side of Hillside Road, an established residential area.

The application site comprises a two-storey detached dwelling characterised by a complex, pitched roofscape consisting of intersecting pitched and hipped roof forms, a front-facing gable and a rear/side roof dormer. The roof is finished in red/brown tiles and incorporates several rooflights. The dwelling's façade is finished in white render/painted brickwork with white-framed windows. The property has a front amenity space (7.1m x 13.3m) providing off-street parking for 3no. vehicles, as well as an integral side garage. At the rear, the dwelling has been extended and has a substantial garden space (14.2m x 13.3m). The site is well screened by established trees, hedging and other vegetation, particularly along the boundaries.

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.

Design / Character of the Area

The street is characterised by a quiet, low-traffic residential estate featuring predominately single-storey detached and two-storey semi-detached dwellings of comparable scale and design. The street exhibits a consistent pattern of development,

with properties set back from the highway behind front amenity spaces and driveways, providing off-street parking.

No. 56 differs from the prevailing pattern of development within the street, presenting as a larger dwelling with a more varied roofscape and altered architectural form. As such, the property is not wholly representative of the more uniform semi-detached dwellings that characterise this part of the street. The dwelling more closely resembles those on the nearby Silverdale Road.

Nearby properties have also benefited from planning permission for similar forms of development. No. 40 Hillside Road received approval for a rear extension in 2018, No. 32 received approval for a rear extension in 2017, and No. 23 received approval for a rear extension in 2015. In addition, No. 18 Hillside Road received approval for a garage conversion in 2004. This demonstrates that similar residential extensions and alterations of a comparable scale have previously been considered acceptable within the surrounding area.

Neighbouring Amenity:

Overlooking:

There is 1no. glassed rear door and 1no. roof lantern proposed on the single-storey rear extension. These will not increase overlooking threats as they face the rear boundary wall, and the roof lantern is set within the roof of the rear extension. Furthermore, there are no proposed side windows, and the development is single storey.

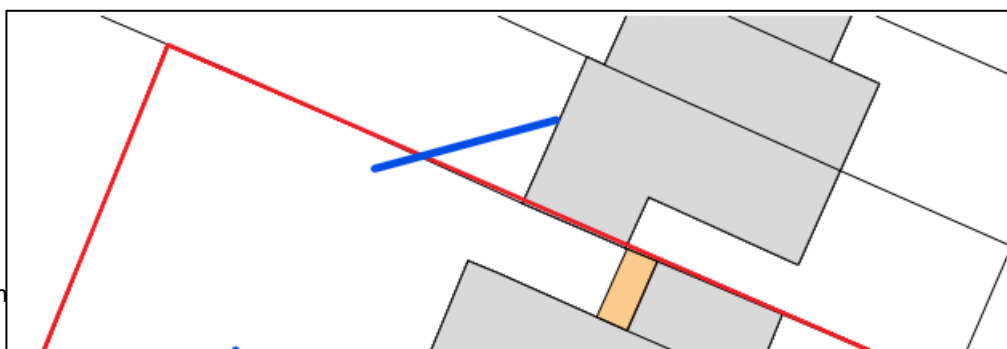
The garage conversion features no changes to fenestration, retaining the existing doors. However, the glass at the top of each door will be replaced with obscured glazing. This is not considered to increase overlooking threats beyond the existing front fenestrations at the dwelling as the outlook is onto the public highway.

Furthermore, there is a change of fenestration on one side of the dwelling from a window to a door. This does not increase overlooking beyond the existing window as it faces the boundary wall.

Overall, there is no significant impact to privacy for the neighbouring properties from this development and it therefore accords with the aims of Policy CP3 in respect of residential amenity.

Loss of Light:

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 shown, the proposed single-storey rear extension would not breach the 45-angle test for neighbouring properties.

Considering this and that the extension is single-storey, modest in form and scale, there would be no significant negative impact to daylight or sunlight. Therefore, this development adheres with the aims of Policy CP3 in respect of residential amenity.

Overbearing:

The BDG states that the eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. In this case, the eaves height is 3m and with the roof lantern it's 3.5m. Although the roof lantern takes the height over the guidance set out in the BDG, it is considered acceptable due to the limited scale and bulk. Furthermore, these measurements demonstrate how the development is suitably subservient to the main dwelling's eaves and ridge height of 5.8m.

Therefore, as the proposed extension is single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The dwelling retains 3no. spaces on the front driveway. Appendix 2 of the MDD Local Plan states that 3 spaces provide an appropriate level of off-street parking for a dwelling of this size (3 or less no. bedrooms). Therefore, this proposal meets Policy CC07 of the MDD.

Amenity Space:

The proposed development would not significantly impact the existing rear amenity space. The extension would project approximately 1.2m from the existing rear of the garage but would not extend beyond the rear wall of the dwelling. As such, the proposal would not encroach into the area of rear amenity space, which would remain unaffected

and is considered to provide an ample and acceptable level of amenity space for the dwelling.

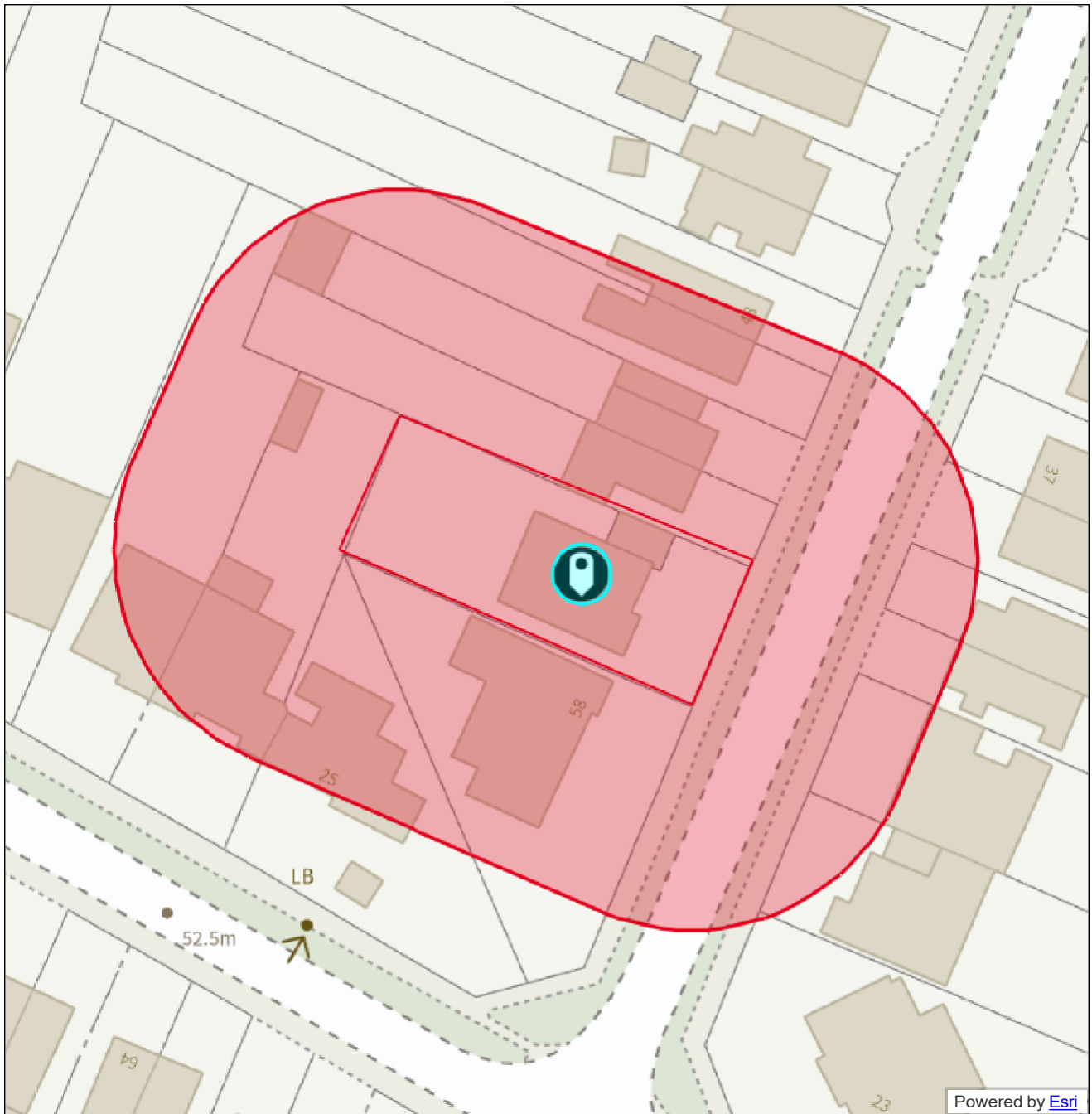
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	14 August 2026
Earliest date for decision:	10 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	14/08/26

PLANNING CONSTRAINTS/STATUS



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&notes=&location=480914,172519%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m