

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261174
Site Address:	12 Swepstone Close, Earley, Wokingham, RG6 3EZ
Expiry Date:	8 July 2026
Site Visit Date:	29/05/2026
Proposal: Householder application for the proposed erection of a single storey rear extension plus garage conversion to create habitable accommodation along with changes to fenestration.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

None consulted.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – No objections.
Ward Member(s)	No comments received
Neighbours	32 Easby Way, RG6 3XA: • The submitted location plan is inadequate, as it does not clearly show how Swebstone Close relates to the surrounding highway network. • The applicant has not demonstrated that sufficient headroom would be available beneath the staircase to provide satisfactory access to the relocated ground-floor WC. <i>Officer comment: The submitted location plan adequately demonstrates the application site and the proposed development in relation to the surrounding area. For a householder extension, internal headroom details are not normally required as the proposals would add floor space and reposition the store, providing additional storage space, and these internal arrangements are not material to this planning assessment.</i>

APPRAISAL

Site Description:

The application site relates to a two storey, detached house located in an established residential cul-de-sac that is characterised by detached dwellings set in discernible groupings which are distinguished by repeated house type.

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 proposed single-storey rear extension would incorporate a pitched gable roof and project approximately 4.5 metres beyond the rear elevation of the existing dwelling. Owing to its modest scale, height and design, together with its limited visibility from the public realm, the extension would not adversely impact the character of the area.

The proposal also involves the removal of the existing front garage door and its replacement with a set of windows on the front elevation. It is acknowledged that integral garage doors are a common feature of properties along this road, and the proposal would represent one of the first examples where this feature has been removed. Despite this, the proposed alteration is modest in scale and the wider immediate area demonstrates similarly designed properties with a variety of front facade treatments and fenestration arrangements.

The proposed windows would reflect the design, proportions and detailing of the existing openings, ensuring that the alteration remains sympathetic to the character of the host dwelling. Furthermore, given the property's position towards the end of the cul-de-sac, the change would not be readily visible from the wider public realm and would have a limited presence within the street scene. As such, the proposal would not adversely impact the character of the area

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the front elevation would be no closer than the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

With regards to the new ground floor rear windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The proposal would result in the loss of an existing garage parking space and the creation of an additional habitable room. Whilst first-floor plans have not been submitted as part of this application, the Council's records indicate that the host dwelling contains three bedrooms and is likely to comprise seven habitable rooms. In accordance with the Council's Parking Standards, a dwelling of this size would require a minimum of two off-street parking spaces. The submitted block plan demonstrates that three off-street parking spaces would be retained within the site, which is sufficient to meet the Council's parking requirements. Accordingly, no objections are raised on highway or parking grounds.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 13.3 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 8.8 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

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:	Approval

Date:	25 June 2026
Earliest date for decision:	5 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	07.07.2026