

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260061
Site Address:	54 Loudon Square, Earley, Wokingham, RG6 1FN
Expiry Date:	10 March 2026
Site Visit Date:	3 February 2026
Proposal: Householder application for the proposed erection of single storey porch, single storey rear extension including installation of rooflight and garage conversion to 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
141178	Application for the erection of 257 dwellings with associated garaging and parking, 60 x 1 & 2 bed Extra Care unit and A1 retail shop, including public open space, children's play area, accesses from Woodlands Avenue, tree protection, affordable housing and landscaping.	Application decided 17 October 2014 Approve
122125	Demolition of existing buildings and redevelopment of site to provide up to 216 new residential units (use class C3), a residential care facility of up to 80 beds (use class C2), a local shop of up to 300 sq m (use class A1, A3) and associated landscaping and car parking (outline). Conversion and refurbishment of six halls of residence blocks including retention and refurbishment of 3 existing residential units to	Application decided 06 March 2013 Approve

	provide a total of 84 residential units and erection of a sports pavilion.	
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CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning

External

REPRESENTATIONS

Parish/Town Council	No Objection
Ward Member(s)	No comments received
Neighbours	No Objections Mr Daniel (Shing Yan) Mak: We do not object to the proposals, subject to the owner of 54 Loudon Square Earley Wokingham RG6 1FN entering into a Party Wall Agreement with us, as owners of the adjoining garage, in accordance with the Party Wall etc. Act 1996. Mr Narendranath Chivukula: I am happy with the proposal and have no objections. Mr Santhi Kiran Goparaju: We support this planning application.

APPRAISAL

Site Description:

The application relates to a two-storey semi-detached dwelling located at 54 Loudon Square within the established residential area of Earley, Wokingham.

The property forms part of a planned housing estate and benefits from existing front and rear amenity space, with off-street parking provision to the frontage. The surrounding area is characterised by similar two-storey residential properties of comparable scale and design.

The proposal seeks permission for the erection of a single-storey front porch and a single-storey rear extension, including the installation of a rooflight. The application also includes the conversion of the existing garage to habitable accommodation.

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 states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposed rear extension/garage conversion is intended to enlarge the usable space within the dwelling, thereby improving the functionality and overall quality of the ground-floor living accommodation. The development would also incorporate the addition of a W/C positioned toward the rear of the extension.

The extension is proposed with a flat roof design and would incorporate two small windows together with a single rooflight to provide natural light and ventilation to the extended accommodation.

The garage door will also remain the same and therefore will be in keeping with the established character within the street scene.

Finally, the proposed porch extension will replace the existing entrance arrangement and provide an enlarged entrance. The existing windows will be replaced with larger ones and door will also be repositioned.

The surrounding dwellings within Loudon Square are predominantly two-storey semi-detached and terraced properties arranged as part of a planned estate layout. The properties are set within consistent plot widths and generally follow an established building line, which contributes to a cohesive character. Garage conversions and front extensions are not a common feature within the immediate street scene, however, this does not mean that they are incapable of being acceptable in character terms.

In this respect, whilst the proposed development introduces alterations that are not widely characteristic of the area, the changes are relatively subtle. In particular, the rear extension would be largely screened from the public realm and would not be readily visible within the street scene.

The retention of the existing garage door to the front elevation also assists in preserving the established appearance of the street scene. The proposal is therefore not

considered to result in material harm to the character or appearance of the surrounding area.

As such, the proposal is considered acceptable in terms of scale, design, and materials, and is in accordance with Policy CP3 of the Core Strategy and the Wokingham Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The proposed alterations include the introduction of rooflight and the repositioning of existing windows and doors.

According to the BDG, a minimum front-to-front separation distance of 10 metres is required. The proposed development achieves a separation distance of 13.13 metres to the opposite dwelling. Given this distance, along with the orientation of the neighbouring property, overlooking is not considered an issue, and the proposal fully complies with BDG guidelines.

These changes do not raise any overlooking concerns due to their design and the separation distances.

Loss of Light and Overbearing:

The proposed extensions are modest in scale and appropriate in terms of their form, proportions and design. As all elements of the development are single storey, the proposals would not result in an overbearing impact or an unacceptable loss of light to neighbouring properties.

Highway Access and Parking Provision:

The number of habitable rooms increasing as a result of the proposed development has not been clarified on the submitted floorplans. Notwithstanding, a parking plan has been submitted demonstrating the retention and layout of off-street parking spaces within the site. The existing level of parking remains acceptable, and further on-street parking and dedicated visitor parking in the locale is noted should demand arise from visitors.

Amenity Space:

Due to the limited scale of the proposed extension, there will be minimal loss of amenity space. The extension infills an existing gap adjacent to the dwelling and boundary and therefore does not materially reduce the usable rear garden area. The remaining garden space is consistent with the Borough Design Guide (BDG), which states that “the Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.”

Due to the irregular shape of the plot the amenity space is difficult to measure accurately. However, following the development, the rear amenity space will measure approximately 11 metres in length at the longest part of the garden and 3 metres still retained to the front, ensuring a substantial and usable garden area remains in full accordance with the BDG.

Flooding and Drainage:

The site is not located in a flood zone. Therefore, no drainage conditions have been imposed.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is not located within an area identified as having bat roost potential.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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 subject to conditions.
Date:	18 February 2026

Earliest date for decision:	3 February 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.03.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 *Major Development Locations Woodley*

Site Allocation | Total count: 1

1 *Allocated Housing Development University of Reading (Bulmershe Campus), Woodlands Avenue, Earley*

Great Crested Newt Impact Risk Zones | Total count: 1

1 *Great Crested Newt Impact Risk Zone AmberFor Householder applications check HH Layer. Consult NatureSpace for all other types of development*

Landscape Character Assessment 2019 | Total count: 1

1 *Landscape Character Assessment 2019 Woodley-Earley Settled and Farmed Clay*

Tree Preservation Orders Served or Confirmed | Total count: 1

1 *TPO-0003-1951 Area Confirmed*