

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250501
Site Address:	35 Falstaff Avenue, Earley, Wokingham, RG6 5TQ
Expiry Date:	9 May 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for the proposed erection of a single storey rear/side extension to include roof lights following demolition of existing detached garage.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area
PRoW Within WB Consultation Zone

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
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 CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
10486	Garage	Approved 19/04/1979

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External
None

REPRESENTATIONS	
Parish/Town Council	Earley Town Council raise no objection to the application subject to WBC imposing two conditions. The first being that any window facing no. 33 be obscure glazed. The second requiring the extension to only be used as ancillary accommodation, and no used, sold or sub-let as a separate dwelling.
Ward Member(s)	One Councillor has commented on this application in support.
Neighbours	Three neighbours (all of whom share an adjoining boundary with the application site) have commented on this application expressing their full support.

APPRAISAL
Description of Proposed Works: This application seeks permission for a single storey side/rear extension to the dwelling to extend the existing kitchen and lounge, and to provide an annexe. The proposal would be a flat roofed 'S' shaped extension that would extend 11.35m from the rear of the original dwellinghouse and provide two additional bedroom for the existing dwelling, one of which would be for a live-in carer. 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 side/rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set 1.2 metres from the boundary with the neighbouring property at the closest point. The extension is also of a proportionate scale and has an unimposing design which ensures the extension would have an acceptable impact on the appearance of the dwelling and wider area. The proposed extension is single storey in nature and would be visible from the public domain. But, with the proposed brickwork to match the existing dwelling, the visual effect of the extension poses no harm to the character of the area.

Neighbouring Amenity:**No. 33 Falstaff Avenue**

The side element of the proposed single storey side/rear extension would extend 4 metres from the side of the dwelling, and it is single storey in nature. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. In this instance, there is a minimum separation distance of 1.2 metres, however, an eaves height of 2.65 metres shows compliance with this guidance. The Borough Design Guide (BDG) also advocates that extensions should not be more than 4m deep. The proposal significantly exceeds this distance with the extension extending 11.35m from the rear of the original dwellinghouse into the rear garden area. However, there is an angled/staggered relationship with no. 33, both plots are spacious with more than adequate separation distances between the two and the extension would have a limited height by virtue of its flat roof design. Moreover, no.33 would have intervening outbuildings that would partially screen the development. As such, the proposal would not result in any significant overbearing presence on no.33.

In terms of loss of light, it is noted that there is a level change of approximately 1.3 metres between the application site and no. 33. Also, the extension is approximately 4.8 metres from the side of no. 33 at the closest point. There are windows on the side of no. 33 facing the proposed extension, but these are side windows, and their right to light can only be offered limited weight. It has also been confirmed that one of these windows serve a study, two serve bathrooms and are obscure glazed, and the other window is a secondary window to the kitchen. Additionally, it is noted that most of the proposed side/rear extension is aligned with the existing garage of no. 33. Given the appropriate separation distance from these windows to the proposed extension, it is not deemed that the extension would cause a significant loss of light to the neighbouring property that would warrant a reason for refusal of the application.

In terms of overlooking, two windows are sited on the side of the extension facing no. 33, these windows serve a utility room and a shower room. To avoid overlooking concerns, a condition is recommended to ensure that these windows remain obscure glazed and non-opening below a height of 1.7m above the finished floor level.

No. 37 Falstaff Avenue

The rear element of the proposed side/rear extension would extend 4 metres from the rear of the dwelling, and it is single storey in nature. Sliding doors are proposed to serve the new bedroom and these face no. 37, but given the single storey nature, there are no concerns on overlooking or loss of light grounds.

To avoid being overbearing, guidance in the BDG states that the eaves height of a single storey extension should not exceed 3 metres within 2 metres of a side boundary. In this instance, the proposal is set right on the boundary, but an eaves height of 2.5 metres shows compliance with this guidance.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Parking Provision:

The Council's Highways Officer was consulted on this application. Whilst the garage is being removed, the driveway parking will be retained, and this can accommodate up to three parking spaces. The Highways Officer is satisfied that the level of parking is acceptable to serve the development.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	7 May 2025
Earliest date for decision:	31 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	08/05/25