

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250406
Site Address:	5 Harrington Close, Earley, Wokingham, RG6 3BU
Expiry Date:	18 April 2025
Site Visit Date:	11 March 2025
Proposal: Householder application for the proposed single storey rear extension. Plus, the installation of roof lights and changes to fenestration. Following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
210439	Householder application for the proposed conversion of existing garage to form a study and WC facilitated by changes to fenestration (RETROSPECTIVE)	Approved – 14/04/2021

101217	Variation of condition 08 of planning consent 16072 for the conversion of existing garage into habitable living area.	Refused 15/07/20210	–
091457	Variation of condition 8 of planning consent 16072 for the conversion of garage into habitable accommodation.	Refused 17/12/2009	–
16072	Erection of 95 dwellings and garages together with roads and footpaths at Jason Heights, Area J (phase 3), Lower Earley, Woodley.	Approved 06/10/1981	–

CONSULTATION RESPONSES

Internal

WBC CIL – Development is not CIL Liable
WBC Highways – No objection

REPRESENTATIONS

Parish/Town Council	No objection to the application subject to a condition ensuring the proposal remains ancillary to the main house and preventing the accommodation provided by the extension to be a separate unit of accommodation. This is because the proposed extension has a separate entrance condition: Officer comment: <i>The above is noted and will be discussed in the report.</i>
Ward Member(s)	No comments received
Neighbours	1 comment from no 32 Easby Way received relating to the following points: It is not clear from the drawings whether the existing side boundary wall is retained in front of the proposed extension. Officer comment: <i>The above is noted and will be discussed in the report.</i>

APPRAISAL

Site Description:

The application site is an end of terrace, two storey dwelling on Harrington Close within the major development location of Earley. The immediate surrounding area is characterised by a mix of semi – detached and terraced properties varying in design and characteristics. The application site is set back from the public highway allowing for small front garden and linear parking fitting two cars, utilising the existing dropped kerb.

The host dwelling comprises of light brown bricking for the external walls with dark brown fenestration detailing with dark brown clay tiled roof, plus solar panels positioned on the front elevations.

Proposal:

Planning permission is sought for the erection of a single storey rear extension with installation of roof lights and changes to fenestration following the demolition of the existing conservatory.

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:

Policy CP3 General Principles for Development in the core strategy plan states in point (a) that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

In terms of the Borough Design Guide, it states that single storey rear extensions should not project past the rear wall for more than 4m.

The maximum eaves and ridge height should be no more than those of the existing property.

The proposed rear extension would extend beyond the rear wall of the original dwelling by approximately 2.26 m at its minimum and 4.3m at its maximum. Whilst at its maximum it would slightly infringe the 4m guidance, the additional 0.3m is considered minimal, especially given this deepest part of the extension is on the site boundary where there are no neighbours. The ridges and eaves height of the extension would not exceed those of the original dwelling. Additionally, No 14 Harrington Close has had a similar scheme approved and implemented (WBC ref. 172837), albeit this property is not part of the terrace where the application site is located. The overall character and design of Harrington close is diversified in terms of extension designs and projections. The proposed design and projection have been similarly done on neighbouring properties on Harrington Close e.g. No 21. The proposed demolition of the existing conservatory would not be a detriment to the street scene as the conservatory is located at the back of the property. The conservatory is also not a prominent feature within the neighbourhood so there would be no substantial harm to the street scene.

Whilst the bulk of the extension would be at the rear of the property, owing to it projecting past the side elevation, and portion would be visible from the front elevation.

However, this would be set well back from the front elevation and street, therefore minimising its visual impact.

In terms of roof form, the extension would have a very small pitch. Nevertheless, the roof form of the main dwelling is pitched and so would integrate to a degree. In terms of materials, these are to match the original dwelling, and this would be secured via condition.

Earley Town Council have requested that a “*no sale/no lease*” condition be attached to the decision notice should the proposal be approved. The proposal seeks to extend the kitchen and dining while extending horizontally to incorporate a WC. The extension would be linked internally to the rest of the main house. Whilst the extension could be accessed by a front facing door, the plans illustrate that the extension would not be a self-enclosed space. As such, it is not necessary or reasonable to attach such a condition based on the information to hand. Should the extension be used as self-contained and separate accommodation to the host dwelling in the future, this would require separate planning permission.

Overall, in terms of built form, this would have very minimal impact on the street scene and surrounding area. In consideration of this, the proposal is acceptable in terms of design and character of the area.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The proposed rear extension would have one side window incorporated on west elevation onlooking the bricked wall around the property. As such, it would not look onto neighbouring properties.

The proposal also seeks to incorporate two rooflights on the extension, however it is not believed these would have detrimental overlooking implications due to their positioning in the roof scape.

Loss of Light:

A 45 – degree angle test was performed from the nearest habitable rear facing window on neighbour No 6 Harrington Close. This line was not breached for the neighbour showing the proposed rear extension would not result in a substantial loss of light for the neighbour.

Overbearing:

Due to the modest depth of the extension on the boundary with no 6, and with the extension being single storey with a shallow pitched roof, it is not considered that the proposal would result in substantial overbearing impacts the adjoining neighbour.

In light of the assessment made above the proposal is considered acceptable in terms of neighbouring amenity.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

WBC Highways reviewed the proposal and concluded that the scheme would not have a significant impact in respect of the number of habitable rooms and the Council's parking standards. The existing level of parking will be retained and this is considered acceptable in this instance. The proposed extension will have no impact on the public highway.

Both a comment from a third party (as noted earlier in the report) and the WBC Highways teams questioned as to whether the side access would be retained, along with the boundary wall. A revised site plan was provided which clarified that the brick boundary wall would be retained, and that side access to the garden would also still be provided, albeit the gate would be relocated. As such, cycle parking would remain unaffected as the rear garden can be directly accessed from the front.

Conclusion:

In consideration of the assessment made above, the proposal is acceptable and recommended for approval.

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, 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.

RECOMMENDATION**Conditions agreed:**

Not required

Recommendation:

Approve subject to conditions:

1. Full Planning Permission – 3 Years
2. Approved Details
3. Materials

Date:

10 April 2025

Earliest date for decision:	14 March 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	10/04/25