

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261671
Site Address:	20 Lakeside, Earley, Wokingham, RG6 7PQ
Expiry Date:	16 September 2026
Site Visit Date:	7 August 2026
Proposal: Householder application for the proposed single storey rear extension, garage conversion and part front side extension.	

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 CC07 – Parking CC10 – Sustainable Drainage TB23 – Biodiversity and Development
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 CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging FD1 – Development and flood risk FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions. *Officer comments: This will be discussed within the main report.*

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear extension to provide a new enlarged kitchen. The conversion of the existing garage to provide a utility room, shower and a gym / office. Additionally, the erection of a single storey side extension which also provides for the gym/office.

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:

Single Storey Rear Extension:

The proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given the proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and the wider character of the area. Additionally, the proposal is to the rear of the dwelling where it would not be visible from the public domain and with the brickwork to match the existing property, no adverse harm is anticipated.

Garage Conversion:

The proposed garage conversion poses no harm to the character of the area.

Single Storey Side Extension:

The proposed single storey side extension would project 2.8 metres from the side of the dwelling at the widest point and is set right on the boundary with no.22. The side extension is single storey in nature and would be in line with the existing front building line of the property. Its proportionate scale and unimposing design ensure that it would have an acceptable impact on the appearance of the dwelling and the wider character of the area.

Neighbouring Amenity:

Single Storey Rear Extension:

The proposed single storey rear extension would project 4 metres from the rear building line, and this would be in line with the rear of the existing garage and the rear of the neighbouring property no.18. No windows are proposed on the side elevation and given the single storey nature of the extension, there are no concerns relating to neighbouring amenities on loss of light or overlooking grounds. 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. The proposed development is set right on the boundary with the neighbouring property, but an eaves height of 2.55 metres shows compliance with this guidance relating to overbearing. Additionally, with the proposed rear extension not extending beyond the rear of the neighbouring property, it is further demonstrated that the proposal would not be overbearing.

Garage Conversion:

The proposed garage conversion poses no harm to neighbouring amenity.

Single Storey Side Extension:

The proposed single storey side extension projects 2.8 metres from the side of the dwelling and the widest point and is set right on the boundary with no.22. However, given the single storey nature, and as the extension is wholly aligned with the side of the neighbouring property, there are no concerns relating to loss of light, overbearing or overlooking. As such, it is deemed the side extension poses no harm to neighbouring amenities.

Residential Amenity Space:

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

Highway Access and Parking Provision:

The proposed garage conversion and extensions would not impact significantly on the parking provision for this site, and an appropriate amount of parking spaces would remain.

Flooding and Drainage:

The application site lies within flood zone 1 and is at a low risk of surface water flooding according to EA mapping. The Council's Drainage Officer has no objection to the principle of development but as no drainage details were provided they have suggested a pre-commencement condition requiring drainage details for the site to be submitted.

Given the flood zone 1 location, low risk of surface water flooding, and as most of the works will be erected on non-permeable ground, the condition is unreasonable and unnecessary. Accordingly, the condition is not recommended.

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 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.

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:	4 September 2026
Earliest date for decision:	18 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07/09/26

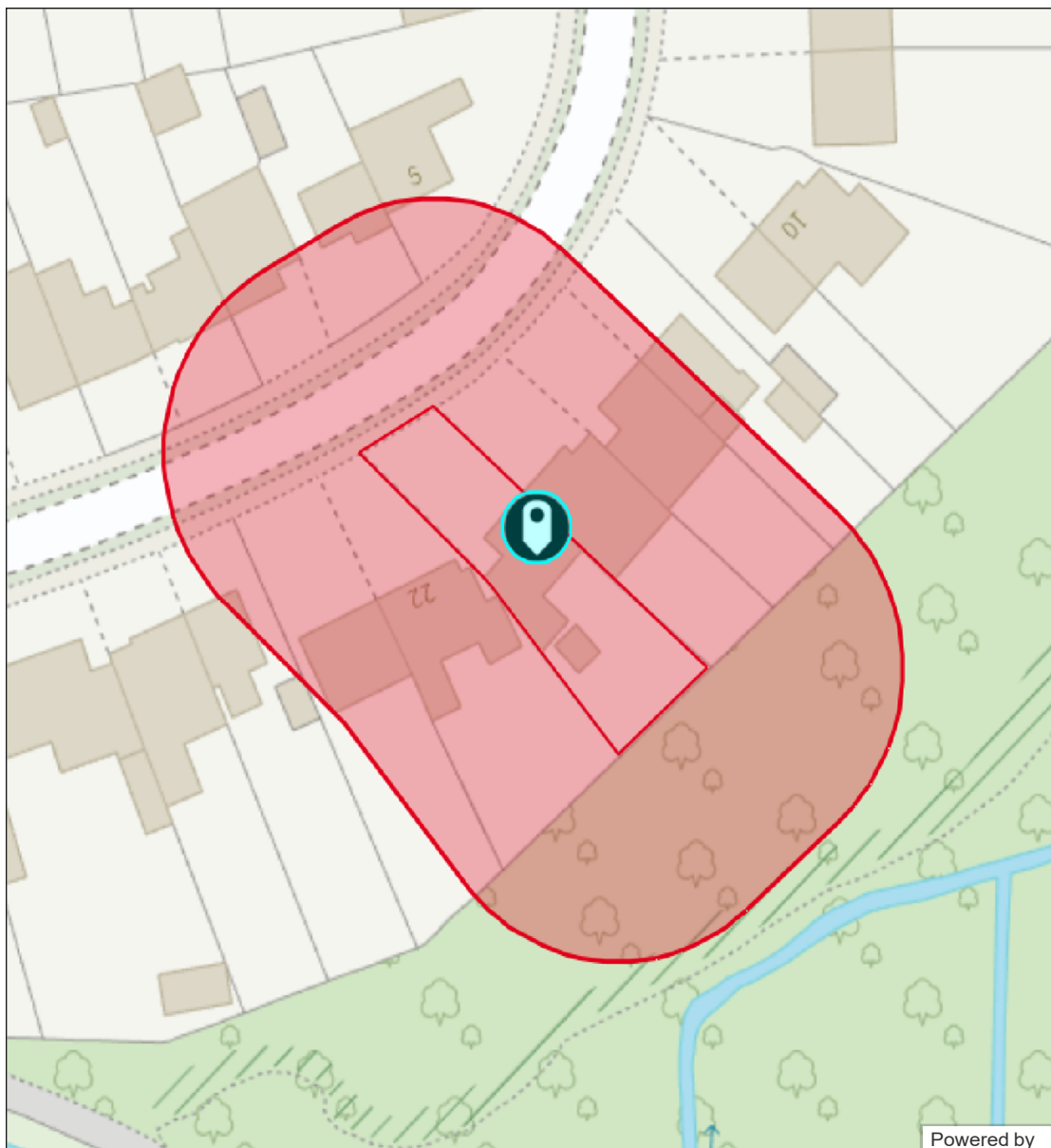
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 3,604.59 m²

Date: Fri Jul 24 2026 12:29:53 GMT+0100 (British Summer Time)



Heritage & Conservation

Conservation Areas



Listed Buildings



Listed Buildings Consultation Zone

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 Accident Hazard Pipeline | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Safety Hazard Area - Major Accident Hazard Pipeline	Crockmore Farm / Bramshill (P067)	Health and Safety Executive

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: 2

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

Annual likelihood of surface water flooding 1 in 30 | Total count: 4

#	depth_band
1	150-300mm
2	<150mm
3	<150mm
4	150-300mm

Annual likelihood of surface water flooding 1 in 1000 | Total count: 6

#	depth_band
1	300-600mm
2	<150mm
3	150-300mm
4	150-300mm
5	<150mm
6	300-600mm

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	ML745	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	MM744	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	MM745	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Local Nature Reserve Consultation Zone | Total count: 1

#	TYPE	NAME
1	Local Nature Reserves	Maiden Eriegh Park

Local Wildlife Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Local Wildlife Site	Maiden Erlegh Woods

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=474433,171279%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Ancient Woodland Natural England Consultation Zone | Total count: 1

#	THEMNAME	F15M	F100M
1	Ancient & Semi-Natural Woodland	Ecology Officer for all applications including householder	Ecology Officer for all applications except householder

Landscape Character Assessment 2019 | Total count: 1

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

Archaeological Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Archaeological Site	80

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m