

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252156
Site Address:	16 Allonby Close, Earley, Wokingham, RG6 3BY
Expiry Date:	6 November 2025
Site Visit Date:	24 September 2025
Proposal: Householder application for the proposed erection of single storey rear extension following demolition of existing conservatory.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
071688	Proposed conversion of existing double garage into habitable accommodation.	Approved – 24/09/2007

CONSULTATION RESPONSES

Internal
WBC Landscape and Trees: No objection subject to condition
External
Not consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is located in Earley, a Major Development Location. The property is semi-detached, two-storey and occupies an edge position within a cul-de-sac. Allonby Close has a variety of housing types, including bungalows, semi-detached and detached dwellings. The dwellings on Allonby Close have driveways with attached garages, and some have small front gardens, though this is not frequent throughout.

The host dwelling is constructed of red-brick and has tiled roofs. It has a longer driveway than most on Allonby Close and has a larger front garden which is home to some vegetation and trees. The attached double garage has been converted to habitable accommodation, however there is room for three vehicles externally. The property also has a large, verdant rear garden.

Proposal:

The application is for the proposed erection of a single storey rear extension following demolition of 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 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.

Rear Extension:

The Borough Design Guide (BDG) states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In

this case, the rear extension measures 4.9 metres in depth, however only a portion of this depth extends beyond the furthest existing rear wall (3.05 metres). Therefore, this is less than the four metres from the main rear wall, meeting the requirements of the BDG.

The BDG also states that maximum eaves and ridge height should not exceed those of the existing property. The development's maximum eaves height measures 2.75 metres whilst the existing property's eaves height measures 4.8 metres. The development's ridge height measures 3.25 metres (flat roof) whilst the existing property ridge height measures 7.52 metres. Therefore, both the eaves and ridge height of the development comply with the BDG. It is noted that the ridge height of the extension would exceed the eaves height of the single storey element main house, causing a degree of imbalance compared to the existing situation (as the conservatory remained in line). However, owing to the extension being at the rear of the property, away from public views, this is not considered to cause detrimental visual harm to the host dwelling or surrounding area.

For single storey rear extensions, the eaves height should not exceed three metres within two metres of a side boundary. The eaves height of the proposed rear extension measures 2.75 metres which is less than three metres within two metres of a side boundary. Therefore, it complies with this aspect of the BDG.

The proposed single storey rear extension will be constructed of brick to match the existing body of the property. The roof of the proposed rear extension will be constructed with tiled flat roof. The windows will be constructed with uPVC to match the existing windows. The materials used will be secured via a condition.

Moreover, 14 Allonby Close had a single storey rear extension approved (060852) (23/06/2007). As did another neighbouring property, 20 Allonby Close (022595) (07/03/2002). Most recently, 12 Allonby Close had approval for the erection of a single storey rear extension (221980) (04/08/2022). This indicates that proximate dwellings have had comparable applications approved previously.

Neighbouring Amenity:

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

Overlooking:

The BDG states that the side walls of rear extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. This criterion does not apply to this application due to the proposed rear extension being single storey.

The proposed development will not include any changes to fenestration on the existing property. The proposed rear extension will have 2no. vertical rectangular windows and a pair of sliding doors upon the rear elevation. On one side elevation, there will be a large window and on side elevation two, there will be a smaller window. There is also one additional rooflight on the proposed rear extension.

There is no risk of any significant overlooking. This is because the proposed development is a single storey rear extension. The neighbouring property to the NE (56, Gipsy Lane) is 36.5 metres away and thus is a suitable separation. The other neighbouring property to the SW (17, Allonby Close) is also considered to be a sufficient distance away from the extension to not experience overlooking from proposed windows of the extension. However, there is no overlooking concern due to the development being single storey. There are no other concerns of overlooking due to the extension occurring at the rear. The remaining adjacent property (NW, 15, Allonby Close) is set at an angle due to the circular cul-de-sac layout, meaning the development is not visible.

Loss of Light:

As advocated within the Council's BDG a 45-degree horizontal line test was taken from the centre of the adjacent neighbours' closest habitable rooms. Light will not be impeded by this development as it is single storey and orientated away from other neighbouring property windows.

Overbearing:

16 Allonby Close is a detached property on a corner plot with a staggered layout relative to neighbouring 15 and 17 Allonby Close. The proposed single storey rear extension projects into the rear garden but is set away from the side boundaries of the adjacent properties. The extension is single storey with a flat roof, and the positioning on the curved cul-de-sac removes any concern of an overbearing impact. Therefore, the proposal is not considered to result in significant overbearing.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The proposed site plan demonstrates 3no. off-road external parking spaces. As a result of this application, the off-site parking provision will not be affected. As such, a suitable level of parking will be retained.

Amenity Space:

The existing rear garden measures 17.75 metres in length and the development measures 5.15 metres in depth. The remaining amenity space will be 12.6 metres. This is a large garden space and is greater than most in Allonby Close, therefore, it is considered acceptable.

Landscape and Trees:

Policy CC03 requires that trees, hedges, and other landscape features are protected during development. There are no protected trees within the development area. However, it was noted that there are some "trees of merit." The WBC Tree & Landscaping Officer advised that an Arboricultural Impact Assessment was required in light of the Eucalyptus tree on site. However, during the course of the application, this tree was cut down and so the AIA not needed.

In order to ensure there is no net loss of vegetation on site, a condition will be attached to secure a replacement Eucalyptus tree which the applicant has agreed to, in accordance with policies CC03 and TB21.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore 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.

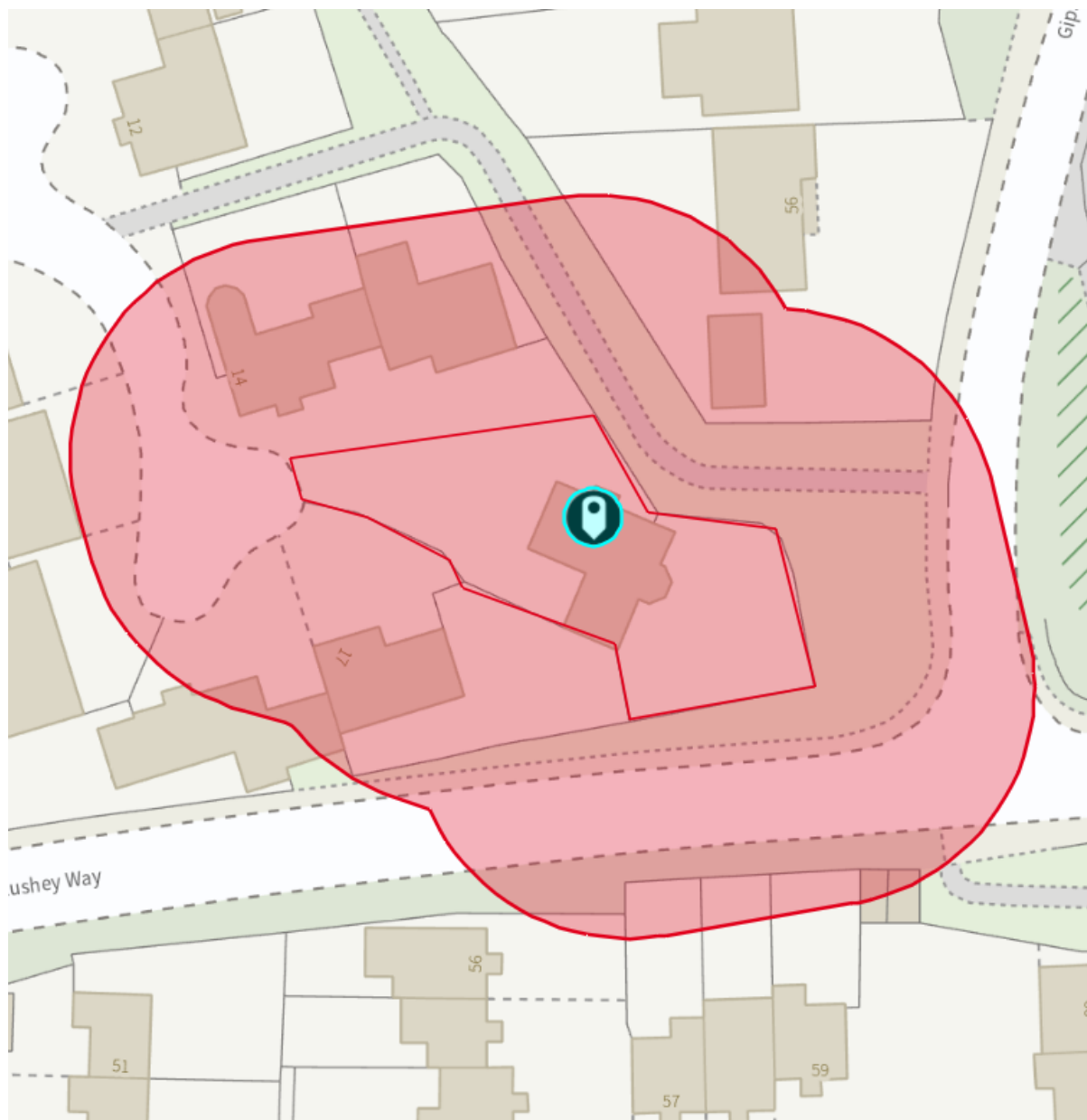
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, 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:	Yes
Recommendation:	Approve subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials and specified 4. Replacement tree to be planted
Date:	24 October 2025
Earliest date for decision:	02 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24/10/25

PLANNING CONSTRAINTS/STATUS



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No legend

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 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: 1

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

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	pieces of land on the north side of Rushey Way and on the west side of Gypsy Lane, Lower Earley	Absolute Freehold Estate in Land	BK303473

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&es=&location=480914,172519%20(IRZ%20polygon%20centre)

Grounds Maintenance Boundaries | Total count: 1

#	PPG17 TYPOLOGY	OWNER
1	Amenity Greenspace	Wokingham Borough Council

Landscape Character Assessment 2019 | Total count: 1

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

Wards | Total count: 2

#	NAME	Closest Approximate Distance
1	Hillside Ward	0 m
2	Hawkedon Ward	8.88 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m