

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252887
Site Address:	25 Loxwood, Earley, Wokingham, RG6 5QZ
Expiry Date:	26 March 2026
Site Visit Date:	24 th March 2026
Proposal: Householder application for the proposed erection of a single storey rear extension to include insertion of 4 No. rooflights. Followed by conversion of existing garage to create a home gym. (Amended Description).	

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 CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
23649	Single storey front extension to provide enlarged lounge and hallway also cloakroom and porch.	Approved 2 nd July 1985

CONSULTATION RESPONSES

Internal

WBC Highways- No objection
WBC CIL- No comments received
WBC Ecology Newts- No objection
WBC Ecology- No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a detached two-storey dwelling with associated parking and landscaping in the residential area of Earley, Wokingham. The site is surrounded by detached dwellings that follow the same character and design.

Proposal: This application seeks permission for the proposed erection of a single storey front extension, a single storey rear extension following conversion of existing garage to create a home gym, followed by 4 No. rooflights to the rear elevation.

The proposed single storey front extension would measure approximately 0.65 meters in depth, 3 meters in width and 3.5 meters in height. The proposed rear extension would measure approximately 3 metres in depth, 7 metres in width and 3 metres in height. The scheme also includes the provision of a home gym to the rear, occupying the footprint of the existing garage. To facilitate this, an infill side extension is proposed. Measured from the rear wall of the new extension, the home gym would extend approximately 7.6 metres in length and 3 metres in height.

Amended Plans were submitted removing a loft conversion and rear dormer window from the plans. This was due to concerns raised regarding overlooking and loss of privacy. This no longer forms part of the application and the description of development is amended accordingly.

Planning History: This application has had previous applications submitted. Application 23649 submitted in May 1985 for the proposed single storey front extension to provide enlarged lounge and hallway also cloakroom and porch was approved in July 1985.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

25 Loxwood and the surrounding area comprises of two-storey detached dwellings with similar architecture and design. There have been numerous proposals along Loxwood, including part two storey first floor side, single storey front and rear extensions, along with garage conversions that noticed from the street scene and do not detriment the character of the area.

The National Planning Policy Framework (NPPF) and the National Design Code places significant emphasis on the planning system securing good design. NPPF paragraph 131 states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development”*. Paragraph 139 states that *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”*

The proposed front extension would provide an enlarged entrance to the host dwelling. It would project forward from the principal elevation and connect with the existing built form, resulting in a coherent and uniform appearance that integrates well with the host dwelling.

The proposed single storey side/rear extension comprises of an open plan living area, kitchen and dining room along with a garage conversion to facilitate a home gym. The proposal includes changes to fenestration to the front, side and rear elevations to include one small window to the front elevation, two small windows and one access door to the side of the home gym and bi-folding doors to the rear elevation along with four roof lights.

Revised plans were submitted by the agent in April following discussions regarding the proposed loft conversion and associated dormer. The earlier scheme raised concerns that the increased height and bulk of the roof form would remove the perceived spatial relationship between No. 25 Loxwood and No. 7 Loxwood, which is situated directly behind No. 25, and would materially increase the overall massing of the host dwelling. In this respect, the Borough Design Guide (BDG) advises that a minimum separation distance of 26 metres should be maintained between the rear elevations of dwellings to ensure an adequate spatial relationship. The previously submitted block plan

indicated a separation distance of approximately 19 metres, representing a significant shortfall against this guidance.

Following these concerns, the applicant has agreed to remove the proposed loft conversion and dormer from the scheme, and to proceed solely with the single-storey front and rear extensions followed by the conversion of the garage.

The application site has a modest size plot, and the proposed extensions appear to be a sympathetic and subservient addition to the host dwelling, particularly as they will be positioned on the existing hardstanding to the side/rear of the plot. The proposed extensions would not exceed the existing ridgeline, and the proposed single-storey rear extension would extend across the full width of the host dwelling and project approximately 3 metres in depth.

The single storey side/rear infill extension that will accommodate the home gym, although this will add additional bulk to the plot, the extension has been carefully considered to reflect the existing garage by its height, width and materials used, therefore not removing a vast portion of garden amenity.

By reason of its modest depth and subordinate scale, the extensions are considered proportionate, and would utilise materials to match the existing dwelling, which would ensure a cohesive appearance to the character of the dwelling. As such, the rear extensions are considered acceptable and in accordance with Policy CP3 of the Core Strategy.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed side/rear extension is single storey and modest in scale. The proposed infill extension is positioned marginally away from the side boundary of No. 23 Loxwood, (approximately 0.69 meters away) which does not comply with the Borough Design Guide, (BDG). In respect of the flank-to-boundary relationship, the Borough Design Guide (BDG) advises that a minimum 1-metre separation should normally be maintained to respect neighbouring amenity. However, each proposal must be assessed on its individual merits and site context. In this instance, the existing garage is already positioned directly on the boundary, establishing a prevailing pattern of development in this location.

The proposed infill extension would align with the footprint and form of the existing garage, and no windows or access points are proposed on the elevation facing the neighbouring property. As such, there would be no resulting overlooking, loss of light or overbearing concerns to No.23 Loxwood.

Highway Access and Parking Provision: The submitted block plan shows spaces for four parking spaces. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Ecology: Whilst the application site is situated within a bat roost area, the proposed development is confined to ground-floor works only and would not involve any alterations to the main roof structure. The Council's Ecology Officer has reviewed the application and raised no ecological objections.

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.

Conclusion: For all the reasons above, this application is therefore recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	24 March 2026
Earliest date for decision:	23 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.05.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant