

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252930
Site Address:	10 Shepherds Avenue, Earley, Wokingham, RG6 1AY
Expiry Date:	7 April 2026
Site Visit Date:	23 rd February 2026
Proposal: Householder application for the proposed erection of a single storey front extension creating porch area with a disabled access ramp plus single storey side rear extension following conversion of existing garage to create habitable accommodation.	

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 CP11- Proposals outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
16795	Single storey addition to provide new garage and kitchen.	Approved 2 nd February 1982
25371	First floor side extension to provide bedroom and ensuite bathroom	Approved 18 th April 1986

042305	Proposed erection of a detached double garage and change of use of the land to residential curtilage.	Refused 30 th November 2004
050089	Proposed change of use of vacant land to residential garden and erection of a detached double garage.	Refused 16 th January 2006

CONSULTATION RESPONSES

Internal

WBC Highways- No objection
WBC Digital Solutions Scanning- No comments received
WBC Landscape and Trees- No objection subject to condition(s)
WBC CIL- No comments received
WBC Ecology- No objection subject to condition(s)
WBC Green Infrastructure- No comments received

External

Health and Safety Executive-No comments received

REPRESENTATIONS

Parish/Town Council	Earley Town Council raises no objection subject to condition(s) <i>“The "annexe" formed as part of these proposals has the ability to be accessed separately, it shall only be used incidental to the use of the main dwelling and shall not be used as a separate unit of accommodation without prior approval of WBC. To ensure that adequate car parking is provided on curtilage at all times and to avoid impact on the amenity of neighbouring properties pursuant to Policies CP3 and CC07”.</i>
Ward Member(s)	No comments received
Neighbours	1 Neighbour representation as follows; <i>“Given the adjacent TPO woodland would the applicant not be expected to submitted professional arboricultural report to demonstrate that indeed the proposals do not impact the TPO trees”.</i>

APPRAISAL

Site Description: This application site relates to a two-storey detached property with associated parking and landscaping in the residential area of Earley, Wokingham. The site is situated within the countryside and situated on the boundary of TPO woodland (TPO-0777-1996). The surrounding dwellings have similar character and design with varying forms.

Proposal: This application seeks permission for the proposed erection of a single storey front extension creating porch area with a disabled access ramp plus single storey side rear extension following conversion of existing garage to create habitable accommodation.

The proposed front extension will approximately be 1.6 meters in depth, 2.9 meters in width and 2 meters in height. The proposed front extension will facilitate a front porch with a disabled access ramp following the conversion of the existing garage.

The proposed single storey side/rear extension would be approximately 8.5 meters in depth, 5 meters in width and 2 meters in height. The proposed side/rear extension will facilitate a day area, and bedroom at ground floor level.

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 dwelling is located within the defined settlement limits; however, the garden area to the north lies outside those limits and is therefore within the countryside. As the proposed extension would be sited within this part of the application site, Policy CP11 is relevant. Policy CP11 permits residential extensions in the countryside where they would not result in an inappropriate increase in the scale, form or footprint of the original building. For the reasons set out in this report, the proposal is considered to be proportionate to the host dwelling and would not result in an inappropriate increase in its scale, form or footprint.

This application has been assessed in tandem with a certificate establishing the lawful use of the land as residential amenity and garden land ref: 260912. This has been approved and the development does not encroach outside existing amenity land associated with the dwelling.

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.

Shepherds Avenue and the surrounding area comprises of a mixture of dwellings with a variety of consistent and prevailing architectural style or character. There have been numerous proposals along Shepherds Avenue for the proposed erection of a part single storey, part two storey rear extension, alterations to the roof and single storey front extensions that can be seen from the public realm which don't 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 works include the erection of a porch on the front elevation. The extension will be positioned on the existing hardstanding, utilising the area currently occupied by the garage, which is no longer required. In addition, a single-storey side/rear extension is proposed to provide ground-floor accommodation comprising a day area and bedroom, together with alterations to the existing host dwelling which will provide a wet room and utility room, all at ground floor level.

Although the proposed development would introduce additional bulk to the principal elevation, it is located at the end of a cul-de-sac and would be well screened by existing boundary treatments. The fenestration within front porch will not match the host property although this would not warrant an objection due to the scale of the development and the varying styles of houses within the close.

The design of the extensions will utilise materials that relate well to the existing dwelling, as such the proposal will not have a detrimental impact on the street scene and respond positively to the public realm and propose no harm to the character of the area.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

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 extensions are positioned away from the neighbouring amenity and is largely screened by boundary treatments. The BDG (Borough Design Guide) states that buildings must be well designed to provide reasonable levels of visual privacy to habitable rooms. As aforementioned, the proposed side and rear elevation windows would be positioned to face the TPO woodland rather than any direct neighbouring amenity. Whilst there are fenestration changes to the principal elevation, the Council’s minimum distance for sufficient privacy for dwellings across the street is 10 meters. Measuring from the Block Plan, from the proposed front extension to the turning circle at the end of the driveway, the distance is approximately, 19 meters.

As a result, the proposal would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision:

The proposal would retain off-street parking within the application site. Whilst the Highway Authority has identified concerns regarding parking capacity and on-site manoeuvring, the site is located at the end of a cul-de-sac where vehicle speeds are low and traffic movements are limited. In this context, and having regard to the existing driveway arrangement and the continued availability of parking within the site, any reversing or manoeuvring associated with the proposal would not give rise to an unacceptable highway safety impact. The proposal is therefore considered acceptable in highway and parking terms.

Flooding and Drainage: The application site is situated in an area suitable for low level fluvial flooding. The proposed development is minor in scale and is not expected to result in any significant increase in impermeable area or surface water runoff. As such the development is unlikely to have a material impact on flood risk either on site or elsewhere. Therefore, there have been no objections raised.

Landscape and Trees: The Council's Landscape and Tree Officer has reviewed the application and raises no objection. The site lies adjacent to protected woodland on the northern boundary, which is subject to Tree Preservation Order TPO-0777-1996.

The submitted Arboricultural Development Report, prepared by Wood's Tree Consultancy Ltd and dated 16 March 2026, concludes that the proposed side and rear extensions would not adversely affect the protected trees. The report confirms that the works would not encroach into the identified Root Protection Areas, which range from 3.6 metres to 7.21 metres. Subject to compliance with the tree protection and mitigation measures set out in the report and accompanying Tree Protection Plan, the proposal is considered acceptable in arboricultural terms.

During the site visit on 13 March 2026, the Officer observed detritus and unauthorised structures within the adjacent protected woodland, including a treehouse, netted structure, lean-to and informal fencing. These matters are separate from the proposed extensions; however, their removal is necessary to prevent further harm to the protected woodland, Root Protection Areas and woodland floor.

The submitted Design Statement indicates that existing boundary treatments are established and provide screening. However, a clearly defined boundary to the residential curtilage is required to prevent further encroachment into the protected woodland. Details of the boundary treatment, including any access path between the front and rear gardens, should therefore be secured by condition to ensure the development integrates with the dwelling, protects the TPO woodland and preserves the prevailing character of the street. Subject to these safeguards, the proposal would

comply with the relevant landscape and tree protection objectives of the development plan.

Ecology: The Council's Ecology Officer has reviewed the application, whilst they have no objection to the proposal, they have recommended that an informative is applied in order to account for the protected bat species.

Conclusion: For all the above, the proposal is acceptable, and the application is 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 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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	2 April 2026
Earliest date for decision:	22 March 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	17.06.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant