

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260240
Site Address:	51 Sellafeld Way, Earley, Wokingham, RG6 3BT
Expiry Date:	27 March 2026
Site Visit Date:	16 February 2026
Proposal: Householder application for the proposed erection of single-storey rear extension (including 2no. rooflights), conversion of garage and changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC07 – Parking CC10 – Sustainable Drainage TB01 – Development within the Green Belt 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
No relevant planning history.	N/a	N/a

CONSULTATION RESPONSES

Internal

WBC Highways: No objection.
External
No comments received.

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

APPRAISAL
Site Description: 51 Sellafeld Way is situated in Earley, which is a Major Development Location. The dwelling is located within a residential cul-de-sac, occupying a corner position within the estate. The property is a two-storey semi-detached dwelling constructed in red-brown brickwork. The roof is pitched and tiled in dark brown. The dwelling has an integral garage with capacity for 1no. small cars and a further 1no. on the driveway. On the front elevation, there is a pitched lean-to porch canopy. Proposal: This application seeks approval for a proposed single storey rear extension (including 2no. rooflights), 4.5m in length and 3m in height and a garage conversion forming habitable accommodation as well as changes to fenestration. 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 Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life.

Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is characterised by a quiet cul-de-sac with predominantly two-storey semi-detached and terraced dwellings of similar age and design with red-brick and pitched, tiled roofs. This creates a cohesive residential character. Dwellings in Sellafield Way are mostly set-back from the highway with small front gardens and integral garages.

The adjoining property, No.49, had a single storey rear extension (forming conservatory) approved 30/11/2005. Other nearby examples include No.29 and 28 Mawbray Close, which both had single storey rear extensions approved in 2002 and 2000. There is also a recent integral garage conversion that was approved at the nearby No.1 Ravenglass, 8/3/2022. These approved developments act as precedent to the current proposal.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located at the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals

should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking

The single-storey rear extension would similarly not cause overlooking, given its single-storey nature and the absence of proposed side-facing windows directly onto a neighbouring property. On the western side, there are no proposed fenestrations. The proposal features side facing windows and glazed doors that open onto the host dwelling's garden. As there is no adjoining property on the eastern side of the dwelling and there is a public highway, fencing and dense vegetation between No.1 Ravenglass Close and the host dwelling, there is no increased threat to neighbouring privacy.

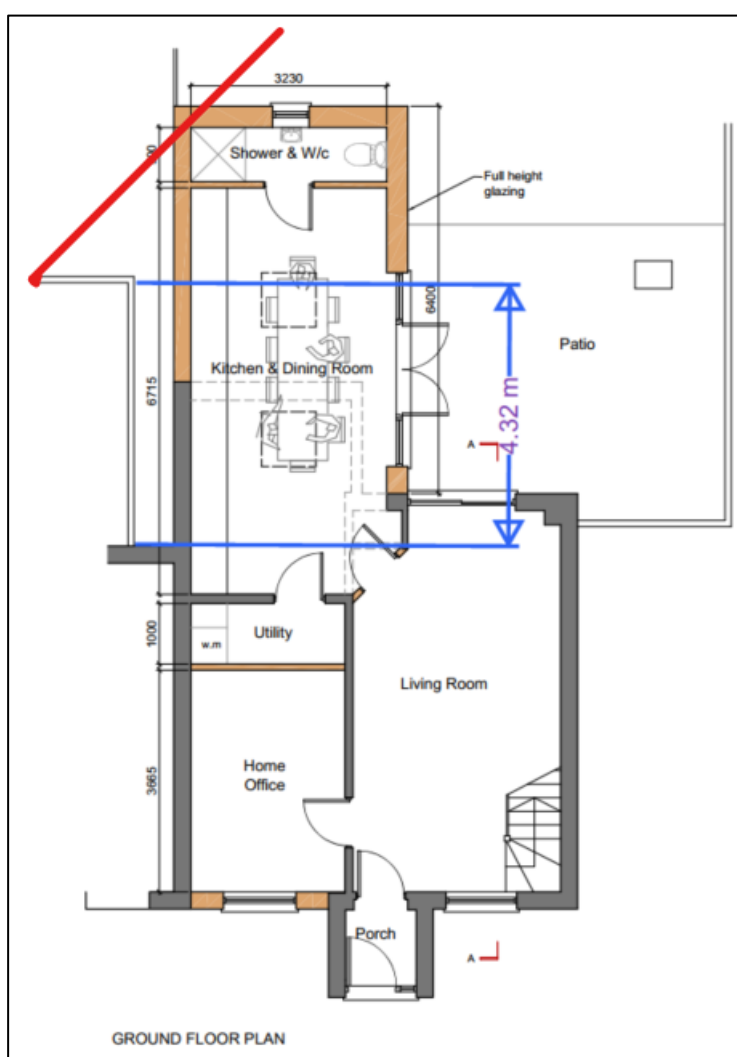
No. 53 Sellafield Way is positioned at the rear of the site. The existing rear extension at the host dwelling features 1no. small window on the rear elevation. The proposed extension would feature the same window quantity and dimensions. Taking that into consideration and the development's modest single storey scale, there is no increased threat of overlooking to No.53.

The development would also include 2no. rooflights which are set within the roof of the extension. Therefore, these would not result in any overlooking or loss of privacy. Overall, there is no significant impact to the loss of light for the neighbouring properties from this development and it therefore accords with the aims of Policy CP3 in respect of residential amenity.

Loss of Light

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

The proposed rear extension would project further rearwards (by 2.85m) than No.49's rear extension. The proposed extension partially encroaches into the horizontal 45-degree guideline when assessed on plan (fig.1). However, the encroachment is minimal, the extension is single-storey, modest in form and scale and would be sited to the North-east of this neighbour. There is also no significant level change between the application site and no. 49 where the extension is proposed. Therefore, the development would not result in a material loss of light. *Please see fig.1 below.*



The separation distance between the host dwelling and No.1 Ravensglass Close is 13m and considering the proposal's single-storey nature and modest scale, there would be no loss of light impact to this property.

Overall, there is no significant impact to the loss of light to either neighbour from this development, therefore adhering with the aims of Policy CP3 in respect of residential amenity.

Overbearing

The BDG states that eaves height of single-storey rear extensions should not exceed 3m within 2m of a site boundary. In this case, the rear extension adjoins the side boundary of No.49 and will project 4.5m from the existing rear wall. The maximum ridge height would be 3m and the eaves height would be 2.5m (flat roof). Furthermore, the eaves height of the main dwelling is 5m and the ridge height is 6.8m. Therefore, the extension would be clearly subservient to the main roof formation and adheres to this aspect of the BDG.

Therefore, as the proposed extension is single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

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 garage conversion into a habitable room would increase the number of habitable rooms from 5 to 6. As the existing garage does not fully meet the council's requirement for car parking, there is no loss of parking space.

WBC requires two car parking spaces for a dwelling of this scale at this location, at minimum car dimensions of 2.5m x 5.0m. The driveway is not of sufficient size to accommodate two car parking spaces. However, Sellafield Way is a cul-de-sac with low vehicle speeds and there is ample space for off-street parking. While it would be preferable the accommodation meets the on-site parking requirement, this is not possible and therefore the proposal is considered acceptable regarding Policy CC07.

Amenity Space:

The rear extension is modest in scale meaning that the impact to amenity space is minimal. The existing garden is approximately 9m x 9m. The rear garden will lose 4.5m to the extension, which is considered an acceptable amount considering the large size of the garden.

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.

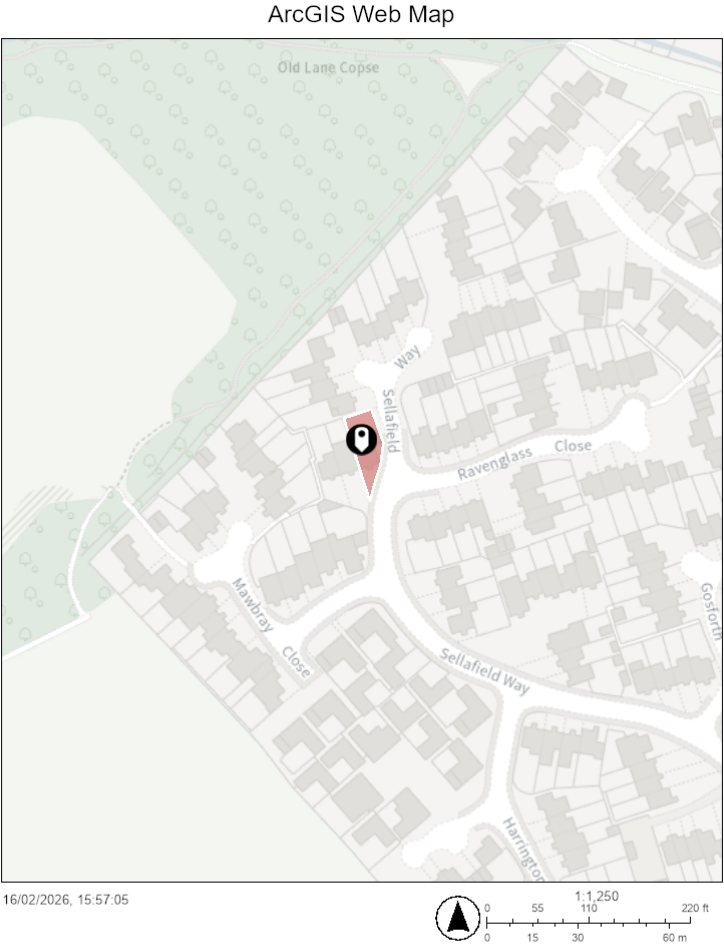
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	27 February 2026
Earliest date for decision:	23 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27/02/26

PLANNING CONSTRAINTS/STATUS



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

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

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

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Egmoort Drive

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	NF749	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	NF750	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

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

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000530000~es=&location=473915,172259%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

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

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Hillside Ward	0 m

Parishes | Total count: 1

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