

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260246
Site Address:	36 Ledran Close, Earley, Wokingham, RG6 4JF
Expiry Date:	30 March 2026
Site Visit Date:	02/03/2026
Proposal: Householder application for proposed erection of single storey rear extension and demolition of existing conservatory, part garage conversion and insertion of new fenestration.	

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 CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

N/A
External
N/A

REPRESENTATIONS	
Parish/Town Council	ETC raises no objections to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site consists of a large two-storey detached house located on Ledran Close within the major development of Earley. 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, within the major development of Earley, 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: CP1 of the Core Strategy requires the proposed single storey rear extension and demolition of existing conservatory, part garage conversion and insertion of new fenestration to maintain or enhance the high quality of the environment. CP3 of the Core Strategy requires the proposed single storey rear extension and demolition of existing conservatory, part garage conversion and insertion of new fenestration to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design. The proposed development includes the demolition of the existing conservatory and the construction of a single-storey rear extension to create a larger kitchen/dining/family area.

The existing conservatory has a maximum height of c.6.10m, width of c.11.72m and depth of c.7.18m, similarly the adjoining conservatory has a depth of c.4.07m.

The proposed extension would have a maximum height of c.3.5m, width of c.9.11m and depth of c.4.02m. The proposed extension will infill the space of where both existing conservatories stood, extending the rear of the property out and converting a small portion of the garage. While the proposed extension is larger in scale to the previously existing garages with respect to its height, width and depth. Its overall form, scale and position would result in a similar visual impact given its location to the rear of the property, severely limiting any public viewpoints of its form.

Given its proportionate scale and unimposing design, it is deemed that the rear single-storey extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the proposal is to the rear of the property where it would not be visible from the public domain, and this further demonstrates that the proposal poses no detrimental harm to the character of the area in compliance with CP1 and CP3 of the Core Strategy as well as the Borough Design Guide.

The proposed part conversion of the garage is subservient to the existing built form and would not be directly appreciable from the street scene given all external amendments are to the rear of the property and not visible from the street scene.

The proposed part garage conversion includes new fenestration which involves inserting a new door. The proposed new fenestration at the side of the elevation of the garage includes installing a new door to allow a new entrance point to the garage. The proposed new fenestration would not cause harm on the character of the area or any neighbouring properties.

Overall, the proposed single storey rear extension with the part garage conversion comply with CP3 as they are subservient to the existing built form as the materials used to construct the single storey rear extension will be made to match the rest of the main dwelling. These are identified on the application form to consist of face brickwork to match the existing and flat roof finish tiles.

Neighbouring Amenity:

CP3 says the proposed single storey rear extension following demolition of the existing conservatories and part garage conversion should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed part garage conversion and new fenestration would not introduce any outlook across any neighbouring properties and therefore there are no concerns with regards to overlooking or any loss of privacy.

The conservatory is located at the rear of the property in the back garden. Given the nature of the extension as single storey, the rear extension would have a very similar outlook to the existing conservatory, therefore it is not going to have a significant or harmful impact in terms of potential privacy issues or overlooking concerns. There are no windows proposed on the side elevations which would allow overlooking into the neighbours property. (no.35 Ledran Close).

Loss of Light:

The proposed part garage conversion and new fenestration would not change the shape or form of the existing garage, therefore no concerns are raised with regards to loss of light.

The Borough Design Guide states that the minimum separation distance between flank and boundary should be minimum 1m, the proposed single-storey rear extension would comply with this as it adheres to R16 in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, the proposal is located c.2.06m away from neighbouring property no.35 Ledran Close.

Overbearing:

The proposed part garage conversion and new fenestration would not change the height or shape of the existing garage, therefore no concerns raised with regards to overbearing.

The Borough Design Guide states that it is recommended that the height of extensions should be no more than 3m when adjacent to the boundary. The proposed single-storey extension has an eaves height of c.3.50m which is slightly over the guiding height, however it is acceptable relating to the guidance of overbearing. The overall scale and massing of the extension is proportionate to the host property. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Highway Access and Parking Provision:

The part garage conversion will reduce parking spaces, however there is sufficient spaces left for parking at the front of the house.

Amenity Space:

4.7 R16 of the Borough Design Guide states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable." The proposed single-storey extension will result in a minor loss of garden space at the rear of the dwelling, however, there will be sufficient space remaining with c.14.13m in depth and c.12.8m in width.

Conclusion:

In conclusion, the proposed single storey rear extension and demolition of existing conservatory, part garage conversion and insertion of new fenestration would not detrimentally harm the character and appearance of the area, would not harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it is recommended for approval subject to conditions.

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:	26 March 2026
Earliest date for decision:	23 February 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	26.03.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant