

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251038
Site Address:	1 Wimblington Drive, Earley, Wokingham, RG6 4JG
Expiry Date:	26 June 2025
Site Visit Date:	29 May 2025
Proposal: Householder application for the proposed erection of a part single- storey, part two-storey rear extension, alongside the conversion of the existing garage to facilitate habitable space with fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major development location

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
211555	Householder application for the proposed erection of a two-storey rear extension with 2no. single storey side extensions, the insertion of 2 no. rooflights, the conversion of existing garage into habitable space, plus changes to fenestration.	Approve - 13 July 2021

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	3 Wimblington Drive – objection on the grounds of overbearing and overlooking

APPRAISAL

Site Description:

This application relates to a two storey semi detached dwelling in the major development location 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 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:

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 proposed two storey rear extension would have a gabled roof and would protrude 3.25 metres from the rear of the property. The proposal would be set down from the ridge of the main roof not and the materials used are to be in keeping with the existing dwelling. This element of the proposal would not be visible from the street scene, but as this is a corner plot it would be visible from the public realm. Despite this, it is not considered to have an adverse impact the character of the area.

The other works proposed, including the garage conversion and additional side window will be in keeping with the character and appearance of the existing property. Whilst the replacement of the garage door would disrupt the symmetry between the pair of semidetached houses, the adjoining dwelling has undertaken a two-storey side extension which, to a degree, has already impacted this. The matching brickwork and window proposed would retain a satisfactorily relationship between the two houses.

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:

In this particular instance it is not deemed that obscure glazing is required on the rear windows of the proposed two-storey extension. This is because the separation distance is approximately 10.9 metres to the flank wall of the neighbouring dwelling, which is marginally short of the 12 metres minimum set out in R16 of the Borough Design Guide SPG. The proposed windows will directly face the blank wall of number 31 Chatteris Way with views towards the private rear garden of No. 31 being at an oblique angle. The proposed extension would have no views of the rear facing windows of No. 31.

There is an objection from No.3 Wimblington Drive regarding overlooking, however the level of overlooking that will be implemented by this development is similar to the level of the existing. This is not dissimilar to the expected overlooking levels in urban areas such as the application site, and especially on semi-detached properties.

Given the above, it is deemed that this proposed development will not cause a detrimental loss of privacy to any neighbouring dwellings.

Loss of Light and Overbearing:

The adjoining neighbour at number 3 has objected regarding overbearing and loss of light. Although it is recognised that no gap is given at ground floor level, the ground floor development will extend approximately 3.8 metres, which accords with the Borough Design Guide. The two-storey element extends just 3 metres and is set away from the boundary by approximately 1.45 metres, this significantly mitigates the overbearing impact. Hence it is not considered that this development would have a negative overbearing impact on the adjoining neighbour.

The 45-degree test has been carried out for this development, and although there is a breach for the closest window at ground floor level, this is shown on previous drawings to be a kitchen window and is therefore not deemed a habitable room. There are no other breaches for the windows of number 3 Wimblington drive. and hence it is not considered that the development would cause detrimental loss of light to the adjoining neighbour.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections; the existing parking provision is suitable to serve the proposed development.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 13.6 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 10 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a

generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

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:	No
Recommendation:	Approve
Date:	10/6/25
Earliest date for decision:	30 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.06.2025