

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251804
Site Address:	11 Stockbury Close, Earley, Wokingham, RG6 5YL
Expiry Date:	22 October 2025
Site Visit Date:	29 September 2025
Proposal: Householder application for the proposed side single storey infill extension, garage conversion and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking CC10 – Sustainable Drainage
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements FD2 – Sustainable drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
072920	Proposed two storey side and single storey rear and front extensions to dwelling.	Approve 3rd May 2007

CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Condition
WBC Highways – No Objection
WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: The site is detached dwelling in the residential area of Earley. It has an open plan front garden adjacent to a turning circle, amenity land to the north and a driveway for off street parking.

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.

Proposal: The single storey infill extension between the garage and the main dwelling will facilitate a storage area. The proposed pitch roof will tie in with the existing garage roof. It will measure approximately 3.8m to the top of the pitch, 2.3m to the eaves, 0.9m in width and 4.8m in length. The conversion of the garage will create an office space and bathroom. There will be a rooflight on the front elevation of the single storey infill extension; the garage door will be replaced with a window; and there will be a door and small window on the rear elevation. There are no windows proposed on the side elevation.

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 a residential road comprising detached houses of a similar age

and design. In this case, the side extension would be single storey and set back 7m from the highway and set in approximately 1.5m from the side wall. Therefore, it would not be prominent in the street scene or disrupt the rhythm of buildings along the street.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy.

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.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

Overlooking: The front elevation would have a window and rooflight that will not face onto habitable rooms. There are no windows proposed on the side elevation of the garage conversion. The small window on the ground floor rear elevation will serve a bathroom and be obscure glazed. Furthermore, the door to the rear garden will not directly overlook a habitable room at no. 15. Therefore, there would be no significant increase in overlooking.

Loss of Light: The single storey infill extension will be approximately 13m away from the nearest neighbour at no. 15 Stockbury Close, set back from the rear wall of the garage and in line with the rear wall of the existing dwelling house. Therefore, there would be no increase in overshadowing to neighbouring habitable rooms.

Overbearing: The infill extension will be single storey and tie in with the existing garage roof. It would be set back from the main side wall and the rear garage wall and measure 0.9m in width. Therefore, due to its limited scale, there are no concerns related to overbearing.

Overall, the proposal would comply with CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *“The proposal will result in an additional habitable room; however, this will not have a significant impact in respect of the councils parking standards. The garage does not meet the councils’ current standards for parking and as such there is no significant loss of parking. The existing level of driveway parking will be retained, and this is considered acceptable in this instance.”*

Flooding and Drainage: The Drainage Officer raises no objection in principle and has commented: *“The existing dwelling is within flood zone 1 and we would have no objection to the principle of the extension, as represented by existing and proposed floor layouts drawing ART/2025/GC11SC/ELPL A dated 26/07/2025. As drainage details have not been provided, we would recommend the condition below:*

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the

existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site."

Officer Comment: Given that the proposal will occupy the footprint of existing hardstanding, and due to the limited scale of the development, it is not considered reasonable to add a Pre Commencement Drainage Condition, should the application be approved.

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:	Yes
Recommendation:	Approve
Date:	9 October 2025
Earliest date for decision:	29 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/10/25