

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260569
Site Address:	9 Tamworth Close, Earley, Wokingham, RG6 4EQ
Expiry Date:	8 May 2026
Site Visit Date:	20 March 2026
Proposal: Householder application for the proposed erection of a single storey front/side and a two storey rear extensions along with garage conversion and changes to fenestration following demolition of existing conservatory.	

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
000748	Proposed single storey rear extension to dwelling to form conservatory.	Approve 16/01/01

CONSULTATION RESPONSES

Internal

WBC CIL:

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: objection to this application and recommends that WBC refuses the application for the following reasons: 1: The proposed first floor bedroom windows in the rear extension are only 8m from the boundary with 16 Cannock
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	Way, to the detriment of the privacy and amenity of the neighbouring property, in terms the occupants enjoyment of their private amenity space, contrary to Policy CP3, as supported by the following sections from the Borough Design Guide, R15, buildings to be designed to provide reasonable levels of visual privacy and visual impact, section R16, separation to maintain privacy and limit the sense of enclosure, and section R23, relationship with neighbouring properties. 2: The proposed rear extension, by virtue of its bulk, built form, mass and location is overbearing in relation to 16 Cannock Way, failing to integrate with the surrounding buildings and fails to maintain or enhance the quality of the environment, contrary to Policies CP1 and CP3. Officer response: Addressed in character & neighbouring amenities section of report.
Ward Member(s)	No comments received
Neighbours	18 Cannock Way: Object 1. Loss of Residential Amenity (Light and Overshadowing) 2. Overdevelopment and Site Coverage 3. Negative impact upon character of the street scene and "Massing" 4. Parking and Highways Safety Officer response: Addressed in character, neighbouring amenities and parking & highways section of report
Other	Mr William Luck: Because of the front extension, and the curve to the kerb line, the parking space in front of the existing garage location appears to overhang the service margin considerably. Can the applicant demonstrate that a car parked in this location does not interfere with the running surface of the road? (This would usually mean no obstruction within 500mmm of the kerb.) First floor bedroom windows proposed in the extension, only being 8m away from the side boundary of 16 Cannock Way. Officer response: As shown on drawing 9 TC PP01aa, the parking space would be approx. 1.91m set back from the kerb. Overlooking addressed in neighbouring amenities section.

APPRAISAL

Site Description: Two storey detached dwelling.

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: The Borough Design Guide states *“front extension generally should be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would be 1 storey in height and would project 4.48m in length but not project forwards of the building line and match the established front building line, thus complying with the BDG. It's considered to be a minor and subservient feature which would not harm the street scene. The roof form would match that of the existing single storey front element thus not resulting in harm and relating appropriately to the existing character of the dwelling.

The garage conversion will replace the existing garage door with a new window. The proposal would differ to the current street scene and slightly alter the appearance of the building. However, the new window would be similar to the existing in size and proportions of current ground floor window along Tamworth Close, meaning that the proposal would not negatively harm the street scene.

The BDG states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The two-storey rear extension would project 3m and is set away from the side boundary following the existing property thus complying with the BDG. The eaves and ridge height would be set down from the main dwelling appearing as a subservient feature. Hence, the proposal would unlikely have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The window replacing the garage door will overlook onto the public highway and the side fencing of no.4, thus no overlooking concerns.

The ground floor openings to the side and rear would be screened by the existing boundary treatments, thus no overlooking concerns.

To the front a balcony is proposed. Within the Borough Design Guide, there is no numerical distance for front to side separation distance. However, the relationship

between the properties is front to side across a public highway. The separation distance is approximately 18.70m from the balcony to the side boundary of 4 Tamworth Close. The balcony also projects forward of 8 Tamworth Close and the outlook would be onto the driveway, and the public highway only. Given the significant separation distances and the fact that the front driveways are already visible from public viewpoints, the proposal accords with policies and principles set out in the Local Plan and Borough Design Guide.

However, the proposed two storey rear extension would result in significant overlooking into the rear garden of 16 Cannock Way and result in a substantial loss of privacy. The minimum back to side separation distance is 12m in order to *"maintain privacy and limit sense of enclosure"*. The separation distance between the rear of 9 Tamworth Close and 16 Cannock Way is approx. 8.05m, which falls significantly short of the BDG and would result in a detrimental level of overlooking and loss of privacy across the entire rear garden of 16 Cannock Way. Whilst it's acknowledged that the current arrangement would fall short of the separation distance by 1m, the proposed extension would exacerbate this impact further. This is, in part due to the unusual relationship between the two properties which is constrained due to the atypical nature of the site.

The submitted photograph, taken from the existing first-floor rear windows (serving the double window above the conservatory), clearly illustrates the current relationship with No. 16 Cannock Way. This relationship is already constrained and would be materially reduced as a result of the proposed two-storey rear extension, further intensifying overlooking and the associated loss of privacy:



Para 139 of the NPPF 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". The conflict with the separation distances in the BDG is significant and fails to comply with government objectives of following local design guidance.

Therefore, the two storey rear extension would result in a close, intrusive and prominent feature from the neighbouring property. The windows would be located close to the side boundary and a high proportion of the general outlook would fall onto the neighbouring garden, including their rear patio area. Consequently, most of the neighbouring private rear garden would be overlooked at a close distance. The proposed two storey rear extension by virtue of its location, will provide direct views into the rear garden of 16 Cannock Way to the detriment of the amenity and privacy of the occupants of those properties, contrary to Policy CP1, failing to maintain the quality of the environment, and Policy CP3, being of an inappropriate built form and height to the detriment of quality of life of neighbouring occupiers.

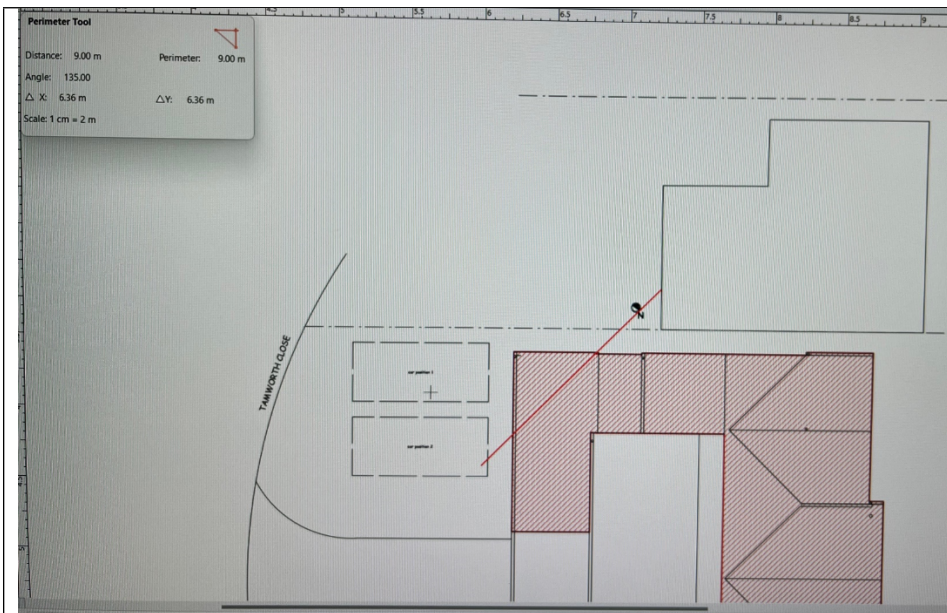
Whilst some of the windows could be obscurely glazed these would be the non-habitable bathrooms only, given the number of windows and close proximity to the neighbouring garden, they would still be an intrusive feature which would give the perception of overlooking from the majority of 16 Cannock Way.

When visualising the location of the windows in the context of the neighbouring dwelling's windows, garden and amenity space, the proposal would be an incongruous feature that would significantly impact the amenity and privacy of neighbouring residents. NPPF para 135 (f) states that "*development should create places with 'a high standard of amenity for existing and future users'*": the proposal conflicts with this national requirement as it would not result in a high standard of amenity. The proposed two storey rear extension is therefore considered unacceptable in overlooking terms.

The minimum back-to-back separation distance is 22m. The back-to-back separation distance between the back of 9 Tamworth Close to the back of 14 Cannock Way is approx. 22m, thus complying with the BDG.

Loss of Light: The single storey front extension project forwards of 8 Tamworth Close by 4.48m, thus potential loss of light concern.

When a 45° line is drawn from the centre of no.8 closest front window in plan form, the 45° degree line would be breached as a result of the extension. However, such window would continue to receive adequate levels of daylight from the unopposed side, ensuring that natural light to the room would still be received. Furthermore, given the front extension is only single storey would not give rise to a material loss of light to 8 Tamworth Close front habitable room window.



Given two storey rear extension would be set behind the rear building line of no.8, there would be no loss of light to no.8 rear habitable windows.

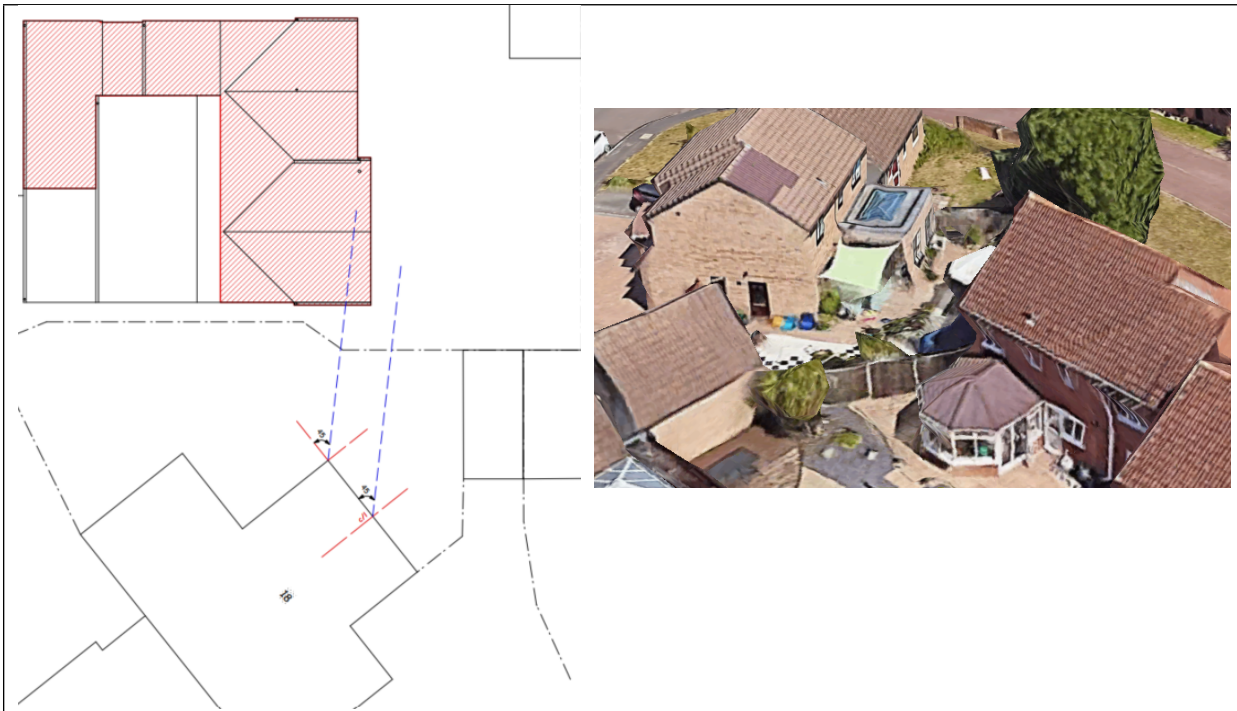
The proposed two-storey rear extension would be positioned in close proximity to the shared boundary with 18 Cannock Way, with the neighbouring dwelling facing the side elevation of the extension. Notably, the rear garden of 18 Cannock Way is south-facing, affording the property a high level of existing daylight and sunlight, which is an important aspect of its residential amenity.

By reason of its two-storey height, depth and siting along the boundary, the proposal would introduce a substantial and visually dominant form of built development when viewed from 18 Cannock Way. The resulting tall flank wall would significantly increase the sense of enclosure and would appear overbearing when experienced from the adjoining rear garden.

In daylight terms, the proximity and scale of the extension would result in material overshadowing of the south-facing garden at 18 Cannock Way, particularly during key sunlight hours when the garden would otherwise benefit from direct sunlight. This would lead to a noticeable reduction in sunlight and overall daylight levels, diminishing the usability and enjoyment of the garden and eroding the established orientation benefit currently enjoyed by the occupiers.

The harm identified would be materially greater than that typically associated with modest rear extensions and would result in an unacceptable impact on residential amenity. The proposal therefore fails to safeguard acceptable levels of residential amenity and would result in harmful loss of light.

Whilst the applicant has provided a loss of light plan, the plan provided does not accurately represent or show how the proposal would impact loss of light to 18 Cannock Way rear habitable windows, but rather showing the closet point of built form and a side door which is not classes and an habitable room.



Overbearing: Given two storey rear extension would be set behind the rear building line of 8 Tamworth Close, it's not considered to be overbearing.

The proposed two storey rear extension side element would introduce a substantial and visually dominant form of development in close proximity to the side boundary. By reason of its height, bulk and siting, the proposal would materially increase the sense of enclosure experienced by the occupiers of 18 Cannock Way. The extended built form would extend along most of the shared boundary therefore be perceived as overbearing when viewed from the neighbouring property's rear outlook and private amenity space, resulting in an unacceptable impact on residential amenity.

The proposed two-storey rear extension would be sited in close proximity to the shared boundary with 18 Cannock Way, with the neighbouring dwelling facing the side elevation of the proposed extension. By reason of its two-storey height, depth and siting, the proposal would introduce a significant increase in built form along this boundary.

The resulting tall and largely uninterrupted flank elevation would appear visually dominant when experienced from 18 Cannock Way, giving rise to an overbearing and oppressive sense of enclosure, particularly in respect of the adjoining rear garden and habitable room outlook. The relationship would represent a marked change from the current relationship, where the neighbouring property benefits from a more open rear boundary treatment. Therefore, the extension would present as a tall, continuous two-storey flank wall when viewed from the neighbouring property, resulting in an enclosing and visually dominant form of development. Thus, considered to be overbearing.

Highway Access and Parking Provision: Whilst the number of bedrooms remain the same, the garage will be converted thus resulting in a parking space lost. WBC's adopted parking standards require 3 spaces for a 4 bedroom dwelling. The proposed

site plan only shows 2 parking spaces, thus not complying with WBC's adopted parking standards. Given the application is to be refused, such matter was not rectified.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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.

Other Matters:

It is noted that the boundary on the block/site plan follows a different line to the red line on the site location plan and appears to incorporate part of the neighbours garden at 18 Cannock Way. Based on the red line and site location plan the proposed rear extension follows the existing building line of the property it appears to fall entirely within the applicants ownership. The ownership Certificates are likely to be correctly served, however clarification is required on the proposed boundary changes. This has not been pursued through amended plans as the development is unacceptable regardless of this discrepancy. In the event of an appeal this will require clarification.

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.

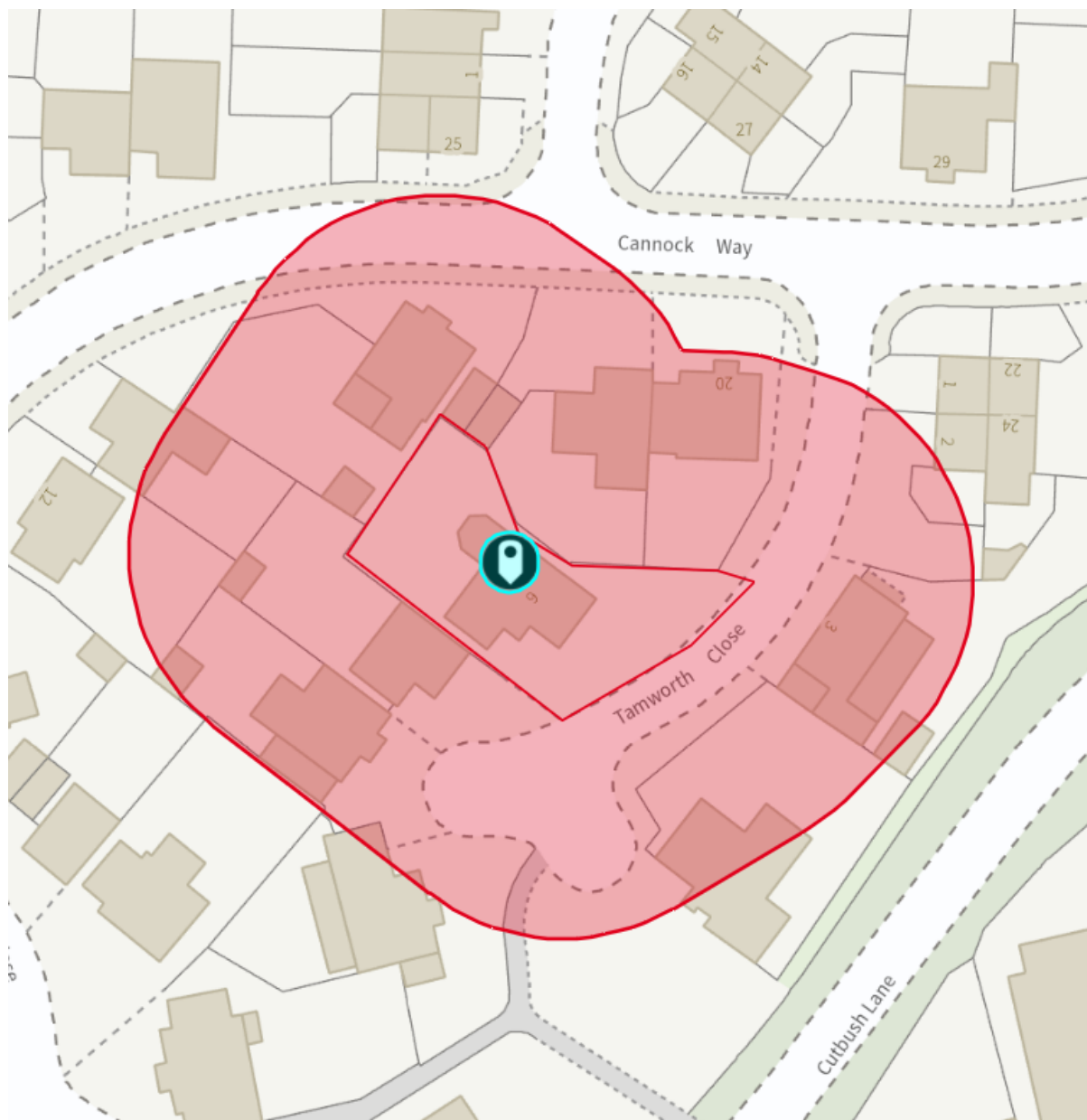
Reason: The proposed two-storey rear extension would result in unacceptable harm to the amenity of neighbouring occupiers. The development would introduce first-floor rear-facing windows in close proximity to the rear private amenity area of No. 16 Cannock Way, resulting in overlooking and loss of privacy. Furthermore, the scale, depth and proximity of the extension would have an overbearing impact on No. 18 Cannock Way, leading to a loss of light and an unacceptable sense of enclosure. Taken together, these impacts would materially harm the living conditions of neighbouring occupiers, contrary to Section 12 of the National Planning Policy Framework (2024), Policies CP1 and CP3 of the Wokingham Core Strategy, and the guidance set out in Section 4 of the Borough Design Guide SPD.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Refuse
Date:	6 May 2026
Earliest date for decision:	3 April 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	6 May 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

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
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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.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=473915,172259

	%20(IRZ%20polygon%20centre)
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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	Hawkedon Ward	0 m

Parishes | Total count: 1

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