

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260307
Site Address:	95 Wilderness Road, Earley, Wokingham, RG6 5RE
Expiry Date:	18 March 2026
Site Visit Date:	4 March 2026
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.00m, for which the maximum height would be 3.80m and the height of the eaves 2.90m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
189/63	Layout	C/A 02/01/61
156/64	Detached house	C/A 03/09/64
436/72	Extension of garage	C/A 13/04/72

REPRESENTATIONS

Neighbours	97 Wilderness Road: Limited information provided of proposed extension Overall size into the garden seems and eaves height excessive, intrusive from our house. No side windows overlooking onto property. Style and type of roof is not clear Joint sewage drains, extension would prevent access Officer response: For Prior Approval application, all is required is a plan indicating the site and showing the proposed development. An assessment against design policy is not required for permitted development applications. Joint sewage drains, not a material planning consideration.
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APPRAISAL

Site Description: Two storey detached dwelling.

Land/ Property Designations: There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).

The site is subject to potential bat roosting.

Consultation: All adjoining neighbouring properties were consulted on 6 February 2026 and given the statutory 21 days to respond. One objection has been received, which has been addressed above representation section. There are no further concerns on any material planning grounds.

Assessment: The application has been assessed against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Prior approval is required for the enlarged part of the dwelling to the rear, which exceeds 4 metres in depth past the original rear wall.

The single storey rear extension which would extend beyond the rear wall of the original house by 5.00m, for which the maximum height would be 3.80m and the height of the eaves 2.90m.

This proposed enlargement does not however project beyond the rear elevation of the original dwelling by more than 8 metres, nor exceed 4 metres in height, and as such, falls within the scope of development permitted by Schedule 2 Part 1 A.4 (2) of the Order being followed.

However, Part A.4 (7) states that... “where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”. One objection has been received. Hence, the following assessment of potential impacts on neighbour amenity has been made.

Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises. The LPA must consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations

Neighbouring Amenities

Overlooking: Any side windows would be screened by the high fencing along the boundaries, thus no overlooking concerns.

Loss of light: The extension would project beyond the rear building line of both 93 and 97 Wilderness Road. The key consideration for the purposes of the prior approval process is whether the proposal would result in significant loss of light to neighbouring occupiers. The nearest rear window at no. 93 are full length patio doors four panels in width. These are unlikely to have significant loss of light and comply with the 45 degree BRE guidance (on plan form only as no elevations were submitted). Although some light would be lost to the nearest window at no.97. (again a triple width window) this would be the similar to the existing situation as the existing rear extension already blocks some light to this window, the proposed extension would be no more harmful in loss of light terms than the existing rear extension.

The proposal would not result in an unacceptable loss of light to 93 and 97 Wilderness Road. The extension is single storey only, with a relatively modest eaves height, which significantly limits its potential to obstruct daylight. The rear gardens are south facing which receives the most sunlight throughout the day. The scale, height and siting of the extension ensure that any shadowing would be limited in extent and duration and would not materially alter existing light conditions.

Adequate separation is retained from the side boundaries (referred to below), and the orientation and modest scale of the extension ensure that any additional overshadowing would be minor and not considered to be harmful.



Overbearing: The Borough Design Guide states *“the eaves height of single storey rear extension should not exceed 3m within 2m of a side boundary”*. Given the extension is approx. 1m from the side boundary of no.97 and approx. 1.40m from the side boundary of no.93, with the eaves height of 2.90m, such would comply with BDG and not considered to be overbearing.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Conclusion:

For the purposes of the prior approval process, it is concluded that the proposed single-storey rear extension would not result in a significant adverse impact on the amenity of neighbouring occupiers, in terms of overlooking, loss of light or overbearing effect, having regard to its modest scale, eaves height, siting, existing

boundary treatments and the site context.

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

Recommendation:	Prior Approval Approval
Date:	16 March 2026
Earliest date for decision:	1 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	17 March 2026