

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251117
Site Address:	20 Kenton Road, Earley, Wokingham, RG6 7LG
Expiry Date:	7 July 2025
Site Visit Date:	22 May 2025
Proposal: Householder application for the proposed single storey rear extension with flat roof and one roof light.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location (Earley)
Landscape Character Assessment Area

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 CC02 – Development Limits TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
241127	Application to vary condition of planning consent [231850] for the proposed erection of single storey front extension, part single part two storey rear extension, garage conversion to create habitable accommodation, along with first floor side extension, and proposed erection of a terrace to the existing side extension, following demolition of the existing porch. Condition [2,3] refers to Approved details, External Materials the variation is to get approval for the design of the front porch, side extension railing, the	Approved – 1 st May 2024

	window style on the rear elevation, plus a change to the roof form of the existing single storey side extension (part retrospective).	
231850	Householder application for the proposed erection of single storey front extension, part single part two storey rear extension, garage conversion to create habitable accommodation, along with first floor side extension, and proposed erection of a terrace to the existing side extension, following demolition of the existing porch.	Approved – 1 st August 2023

CONSULTATION RESPONSES

Internal

CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Parish Council – raises no objection to this application. <i>Officer comments:</i> This has been noted by officers.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a two-storey semi-detached property in the town of Earley a major development location. Kenton Road is made up of a variety of housing types from semi-detached, detached and detached with front dormers. The surrounding street housing sits back from the road with front verdant gardens; driveways and some properties have garages that are detached to the side of the property though this is not the norm on the road.

The host dwelling is made out of bricks and has a tiled roof. There is a striking front canopy above the porch with two front pillars. There is also a glass roof balcony from the front side window. The property also has access to a grassed front garden and driveway which can accommodate the parking of three vehicles. In this case the house has no garage but has a rear garden with patio.

Proposal:

The application is for the proposed erection of a single storey rear extension with a flat roof to be used as a family room. Also, the installation of one roof light and changes to fenestration.

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.

Design and Character of the Area:

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.

Rear extension:

The Borough Design Guide (BDG) states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case, the rear extension measures 3.56 metres in length and is less than four metres from the main rear wall. Therefore, the proposed extension meets this aspect of the BDG.

The BDG also states that maximum eaves and ridge height should be no more than those of the existing property. The proposed single storey rear extension maximum eaves height measures 2.80 metres whilst the existing house eaves height measures 7 metres and is therefore less than those of the existing property. The proposed single storey rear extensions ridge height measures 3.04 metres whilst the existing house ridge height measures 7.28 metres and is less than those of the existing property. Therefore, the maximum eaves height and ridge height of the proposed extension both meets this aspect of the BDG.

For single storey rear extensions, the eaves height should not exceed three metres within two metres of a side boundary. The eaves height of the proposed rear extension measures 2.80 metres which is less than three metres within two metres of a side boundary. Therefore, it does meet this aspect of the BDG.

The proposed single storey rear extension will be made out of brick and render to match the existing main part of the house. The roof of the proposed rear extension will be constructed with a pitched roof with tiles to match the existing flat roof. The windows will be constructed with uPVC to match the existing windows of the main part of the house. The materials used for the proposed single storey rear extension, will be secured via a condition.

No. 20 Kenton Road have already had a similar application for a part two storey rear extension approved (WBC Ref. 231850) which has been approved and implemented. Also, no. 25 Kenton Road have had an application for part single storey rear

extension approved (WBC Ref. 150200) which has been approved and implemented. This shows that the property and another nearby dwelling in the area have had applications for rear extensions approved.

Overall, in terms of design the proposed single storey rear extension complies with all of the criteria of the BDG in a number of respects. The proposed single storey rear extension would not have any detrimental effect on the existing street scene and character of the area. The proposal is therefore acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The BDG states that the side walls of rear extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The proposed single storey rear extension will not include the addition of any new windows at first floor level due to the proposed rear extension being single storey.

However, the proposed development will include changes to fenestration. There will be no fenestration changes to the front elevation of the property. On the side elevation there will be the addition of a new side window facing the side of the house towards Radnor Road. There will be no changes to the other side elevation. The existing rear elevation windows will be replaced with large bifold doors out into the garden and there will be two new windows to replace two existing windows which will look out into the garden too. Also, the rear extension will include the installation of one roof light.

The distance between the neighbouring habitable room windows of the application site and no. 1 Radnor Road, Earley is 14.26 metres back-to-back. This is less than 22 metres advocated within the BDG and therefore, does not meet this set criteria of the BDG. However, due to the extension being single storey, at the rear and there being a sufficient distance of over 10 metres from no. 1 Radnor Road, Earley there should be no concerns of overlooking towards this neighbour. Therefore, there are no issues of overlooking resulting from this application.

Loss of Light:

A 45-degree horizontal line was taken from the centre of the adjoining neighbour's closest habitable room at no. 22 Kenton Road, Earley. This line was breached and as such some loss of light could be lost to the neighbouring dwelling.

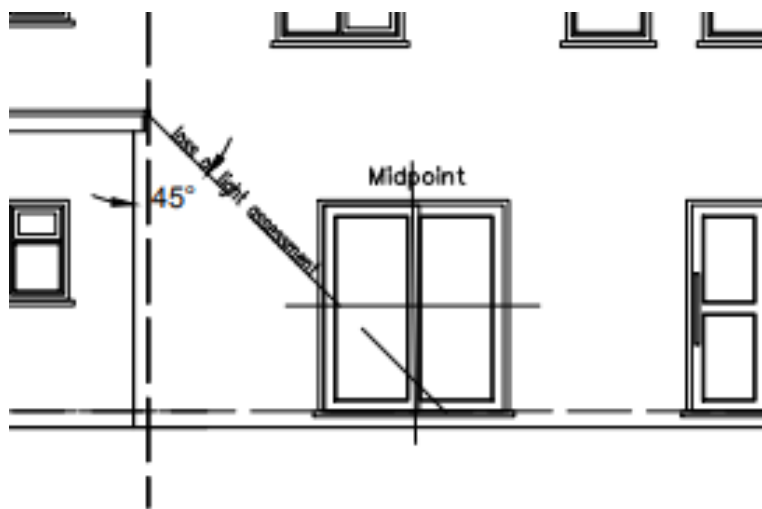
Vertical loss of light test:

As the proposed development failed the 45-degree horizontal loss of light test, a vertical loss of light is required to see if the proposed extension will result in any loss of light to the neighbour at no. 22 Kenton Road.

Figure 1 shows the vertical 45-degree angle test from the corner of the proposed extension to the ground floor of the neighbouring property at no. 22 Kenton Road. This test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen here the test is complied with in relation ground floor window to the nearest habitable room of the neighbouring property.

The line was only breached at the corner of the window and due to the property being southwest facing there will only be a minimal loss of light to the neighbouring dwelling which is deemed acceptable in this case.

Figure 1 – annotated image to show the vertical 45-degree angle in relation to the rear ground floor of neighbouring property (not to scale).



Overbearing:

The proposed single storey rear extension building line will be further out than the building line of the no. 22 Kenton Road. The existing house building line is the same as no. 20 Kenton Road, however with the proposed rear extension will not be in line with the neighbour. As such, the primary assessment needs to be made in relation to no. 22 Kenton Road. Owing to the extension being single storey and at the side and rear of the property. Also, due to the dwelling being set off the site boundary, having a flat roof and the properties along Kenton Road having staggered building lines, this will help to alleviate any substantial overbearing concerns.

Amenity Space:

The existing rear garden measures 17.50 metres long and the proposed rear extension will measure 3.56 metres in depth. Therefore, the remaining amenity space will be 13.94 metres. This is more garden space than some properties along Kenton Road. This is sufficient amenity space and is therefore allowed under the Council's standards.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore 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, 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:	Not required
Recommendation:	Approve subject to conditions: 1. Timescale 2. Approved Plans 3. Materials and Specified
Date:	24 June 2025
Earliest date for decision:	3 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	25/06/25