

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252822
Site Address:	27 Sutcliffe Avenue, Earley, Wokingham, RG6 7JW
Expiry Date:	28 January 2026
Site Visit Date:	15 January 2026
Proposal: Householder application for the proposed erection of single-storey rear extension with rear roof terrace and privacy screens and side dormers and a front roof extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
212535	Householder application for proposed erection of single storey rear extension, single storey outbuilding, installation of three roof lights and changes to fenestration.	APP – 20 Sep 2021
201606	Application to vary condition 4 of planning consent 06635 for the single storey extension and room in roof. Condition No4 refers to No further additions or extensions to the dwelling shall be built without prior permission of the	REF – 16 Sep 2020

	district planning Authority. Furthermore, no additional windows or other openings shall be constructed in the elevations of the dwelling as extended by the permission without prior permission of the district planning Authority. The variation is to remove condition 4.	
192544	Householder Application for the proposed raising of roof to include first floor front/side extension following the conversion of existing loft space and creation of new loft space to create habitable accommodation to include insertion of 1no. Juliet Balcony to rear plus 4no. rooflights, single storey front extensions, internal alterations to existing dwelling.	REF – 15 Nov 2019
191732	Application for a Proposed Lawful Development Certificate for enlargement of the loft space to include 2no side facing dormers.	REF – 5 July 2019
191745	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 8.0 m, for which the maximum height would be 4.0 m and the height of the eaves 2.7 m	REF – 5 July 2019

CONSULTATION RESPONSES

Internal

No comments received.

External

No comments received.

REPRESENTATIONS

Parish/Town Council	Earley Town Council: Raises no objection to the application, subject to a condition requiring that the dormer windows facing the boundaries with No. 25 and 29 Sutcliffe Avenue be fitted with obscure glazing, with no part of the glazed area below a cill height of 1.7m, in order to protect the privacy and residential amenity of neighbouring properties, in accordance with Policy CP3. Officer comment: This is recommended to be secured via condition.
Ward Member(s)	No comments received
Neighbours	Objection 1: Objection to the proposal. Their concerns are that the proposed roof extension and dormer windows, due to their

	scale and proximity to the shared boundary, would result in an unacceptable loss of daylight and outlook to habitable rooms and a loss of privacy through increased overlooking, including to the rear garden. Concerns are also raised regarding construction access, which is not a material planning consideration. Objection 2: Objection to the proposal, raising concerns that the scale, height, massing and proximity of the rear extension would result in a material loss of daylight and sunlight, an overbearing impact, and a loss of privacy through overlooking, including to the conservatory, patio and rear garden. It is further contended that the submitted drawings do not adequately demonstrate compliance with the Borough Design Guide 45-degree daylight and outlook tests, creating uncertainty as to whether neighbouring residential amenity would be satisfactorily protected. Objection 3: Other comments raise concerns regarding the adequacy of neighbour notification and suggest that the consultation process should be revisited to allow affected neighbours further opportunity to comment. Officer Response: As outlined in the following appraisal section below, the proposal has been assessed against the Borough Design Guide and is not considered to result in a material loss of daylight or sunlight, an overbearing impact, or unacceptable loss of privacy to neighbouring properties. The rear extension and porch canopy are single storey, the roof alterations are subordinate and recessed, and no continuous two-storey flank wall is introduced. Any potential overlooking is mitigated through window design, privacy screening to the roof terrace and conditions requiring obscure glazing. Concerns regarding consultation are noted. While no. 25 wasn't initially consulted, an extension was allowed for the submission of comments from the occupiers of this property and the issues raised have been assessed in this report along with all other neighbour representations. Matters relating to construction access are not material planning consideration, the developer will need to gain separate approval from other landowners if required to facility the build.
APPRAISAL	
Site Description: The application site is located on Sutcliffe Avenue with Wokingham Road to the North. It is in Earley, which is a Major Development Location. The property is a detached bungalow with attic floorspace comprising of habitable accommodation and associated facilities. The front façade of the property is constructed in dark brown coloured brickwork with a white rendered external finish on the rear and side elevations. The roof is tiled in brown with a traditional hipped roof form and a secondary gabled	

roof upon a frontal extension. The rear comprises of a single-gable roof form with a subordinate flat-roof extension.

There is a moderate front driveway with a 4no. car capacity and a large grassed rear garden (approximately 10m x 65m) with an adjoining patio to the rear of the dwelling. There is no garage at this property.

Proposal:

This application seeks to erect a single-storey rear extension with a rear roof terrace and privacy screens, side dormers and a front roof extension.

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.

Design & Character of the Area:

Single-Storey Rear Extension:

The extension projects 3m from the existing rear wall of the property. It is considered acceptable as it is under the 4m maximum outlined by the Borough Design Guide (BDG).

The eaves height is 2.6m, and the ridge height is 2.8m (flat roof). This is also in accordance with the BDG requirement of single-storey extensions being subordinate to that of the main dwelling.

Finally, the BDG states that eaves height of single-storey extensions should not exceed 3m within 2m of a side boundary. The eaves height is 2.6 metres and is therefore under the 3m maximum. Therefore, it meets this BDG requirement.

Single-Storey Front Extension (forming porch canopy):

The primary consideration outlined in the BDG is that front extensions and porches must be set well-back from the street frontage. The proposal projects only 1m from the existing front elevation, which is less than the BDG maximum of 2m.

Furthermore, the property has a moderately sized front driveway which retains separation from frontage and street. Building line is also retained along the street. In these regards, the BDG requirements have been adhered to.

The porch canopy roof will be gabled with dark brown coloured tiles, connecting seamlessly to the existing secondary front gabled roof form. This blends in well with its surrounding and contributes to the street scene. There are several property examples on Sutcliffe Avenue that have varying front porch configurations, including No. 6 and 8.

Overall, due to the proposed size and design of this section, it is deemed acceptable in accordance with the BDG, street scene and its relationship to the host dwelling.

Front Roof Extension

The BDG states that front extensions are only acceptable where the building is set well back from the street frontage. The proposal of this section is to be constructed on the existing footprint, therefore retaining the existing set-back positioning of the frontage.

Secondly, the BDG states that front extensions should generally be no more than 1-storey in height and not project significantly forward of the building line. As mentioned, this development will be on the same footprint, therefore, there is no risk of it projecting forwards of the building line. Moreover, the roofscape will be gabled with a front orientation, which is in keeping with the host dwelling and No. 29's 2-storey gabled roof formations.

Taking these points into consideration, this proposed section will not cause significant harm to the street scene or local character, meeting the requirements of the BDG in this respect.

Side Dormers

The initial requirement outlined in the BDG for roof alterations and dormer windows is that the eaves and ridge heights of the property must not be raised in height. The dormer proposal meets this requirement as it is subordinate to the main roof's ridge by 0.7m. Therefore, the dormer windows will not project above the existing ridge line.

The BDG states that dormer windows should be contained within the main roof slope and set back from the eaves line and sides of the main roof. In this instance, the proposed dormers comply with this guidance, being set approximately 1 metre below the main ridge line, thereby appearing clearly subordinate to the host roof. In addition, the dormers are set back by approximately 1.2 metres from the side eaves and by approximately 1 metre from both the front and rear roof slopes, ensuring they remain visually contained within the roof form.

Thirdly, the BDG requires dormers to be visually continuous to the design of the existing building in relation to roof form, materials, positioning and window proportions. The dormers are flat-roofed, which alters the existing gabled roof design. Although they will be different, the dormers are set-back from the main elevation, below the main ridge line and recessed from the roof edges, therefore appearing visually subservient. Furthermore, adjacent dwelling No.29, has comparable side dormers within the main roofscape. This means that the proposal will not look incongruous to its surrounding context and character, meeting the roof form and positioning requirements of the BDG. Also, the proposed materials match that of the host dwelling (i.e. white rendering, dark-brown brickwork and roof tiles).

Lastly, the window dimensions on the dormers are adhering to the BDG. The side windows are modestly sized (1.5m x 0.5m) with a horizontal orientation, ensuring they do not appear visually dominant within the roof form or in relation to other fenestrations on the property.

Overall, the proposed dormer windows are considered to comply with the BDG and Policy CP3, as they are subordinate, appropriately sized and proportioned, and would preserve the local character,

Roof Terrace

The BDG advises that roof terraces are designed to provide some degree of privacy, benefit from sunlight where possible and to protect the privacy of existing residents. The proposed roof terrace is positioned to the rear of the dwelling and incorporates privacy screening to prevent overlooking of neighbouring properties. This element does not have a significant impact on the character and appearance of the surrounding area given its location at the rear of the property.

Neighbouring Amenity:

It is noted that both the immediate neighbours both have side-facing windows to habitable rooms which face towards the application site. Limited protection can be afforded to these neighbour's windows given that they effectively 'borrow' their outlook and daylight from the application site. However, the following assessment on potential impacts on residential amenity is made.

Overlooking:

The BDG states that the side elevations should not contain windows to reduce impact on neighbouring privacy.

There are 4no. windows on the proposed side dormers and sides of the front extension. The front extension does not include proposed additional front-facing fenestrations. 3 of these have the dimensions 1.5m x 0.5. The remaining window is 0.6m x 0.8m serving the first-floor WC. The proposed 1.5 x 0.5m first-floor windows are high-level, horizontally proportioned with a raised cill height. As such, they would not allow direct views into neighbouring habitable rooms or private amenity spaces and would not result in harmful overlooking or loss of privacy. These serve to provide daylight rather than outlook and therefore are acceptable in amenity terms.

The other window (0.6m x 0.8m) serves a first floor WC and has potential to cause overlooking impacts due to its height and orientation. However, this impact can be mitigated with obscure glazing, restriction of opening and below 1.7m from the internal floor level. This is recommended to be secured via condition.

There are additional triangular roof-slope windows positioned high within the pitched gables, facing toward the front and rear elevations. Due to the positioning, size and restricted lines of sight, they are not considered to significantly increase overlooking impacts nor reduce privacy. Furthermore, the windows comply with R15 of the BDG.

Next, the roof terrace will not result in harmful overlooking. This is because it is located to the rear of the dwelling and incorporates privacy screening. This restricts outward views toward adjoining properties, limiting any overlooking and ensuring that neighbouring amenity is protected.

The single-storey front extension (forming porch canopy) and rear extension will not cause any overlooking due to both being single-storey formations with no additional fenestrations proposed.

Overall, and with the recommended conditions in place, the proposal would adequately safeguard neighbouring privacy and would not give rise to unacceptable overlooking, in accordance with the Borough Design Guide and Policy CP3.

Loss of Light:

Due to the proposed rear extension and porch canopy both being single-storey and hence of limited height and bulk, they are not considered to result in a significant loss of daylight to No.29 and 25. The proposed privacy screen would be at a higher level (approx. 4.5m above ground level) but would be centrally at the rear of the property so would not contravene a 45-degree daylight test. The proposed roof alterations, including the side dormers, do not introduce a two-storey continuous side wall, would be set below the existing roof ridge line and there are 1m separations between the front and rear edges of the main roofscape retained. Therefore, these additions are not considered to materially affect light to neighbouring habitable room windows. On this basis, the proposal is acceptable in residential amenity terms

Overbearing:

As the proposed front porch canopy and rear extensions are single-storey and modest in scale, these sections would not result in an overbearing or an enclosing effect to the neighbouring properties. The proposed privacy screen would be 6m away from the property boundaries of Nos. 25 and 29, respectively, such that its bulk and mass would not be adversely impactful on these neighbours. The proposed roof alterations, including the side dormers, are set below the main ridge line, recessed from the main roof's edges and do not introduce a continuous two-storey flanking wall along the shared boundaries. Therefore, the development would not be a dominant feature when viewing from neighbouring properties.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The 4no. car capacity is retained on the front driveway of the dwelling as the porch extension only projects 1m. This meets the requirement of Policy CC07.

Amenity Space:

The rear garden is approximately 10m in width and 65m in length. The rear extension only projects 3m, meaning the large rear garden's amenity space is not significantly reduced. The roof terrace will provide an additional 1.5m to the amenity space of the property.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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:	Not required
Recommendation:	Approve subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials as specified 4. Obscure glazing & 1.7m opening 5. Obscure glazing & fixed closed 6. Privacy screens
Date:	27 January 2026
Earliest date for decision:	10 December 2025

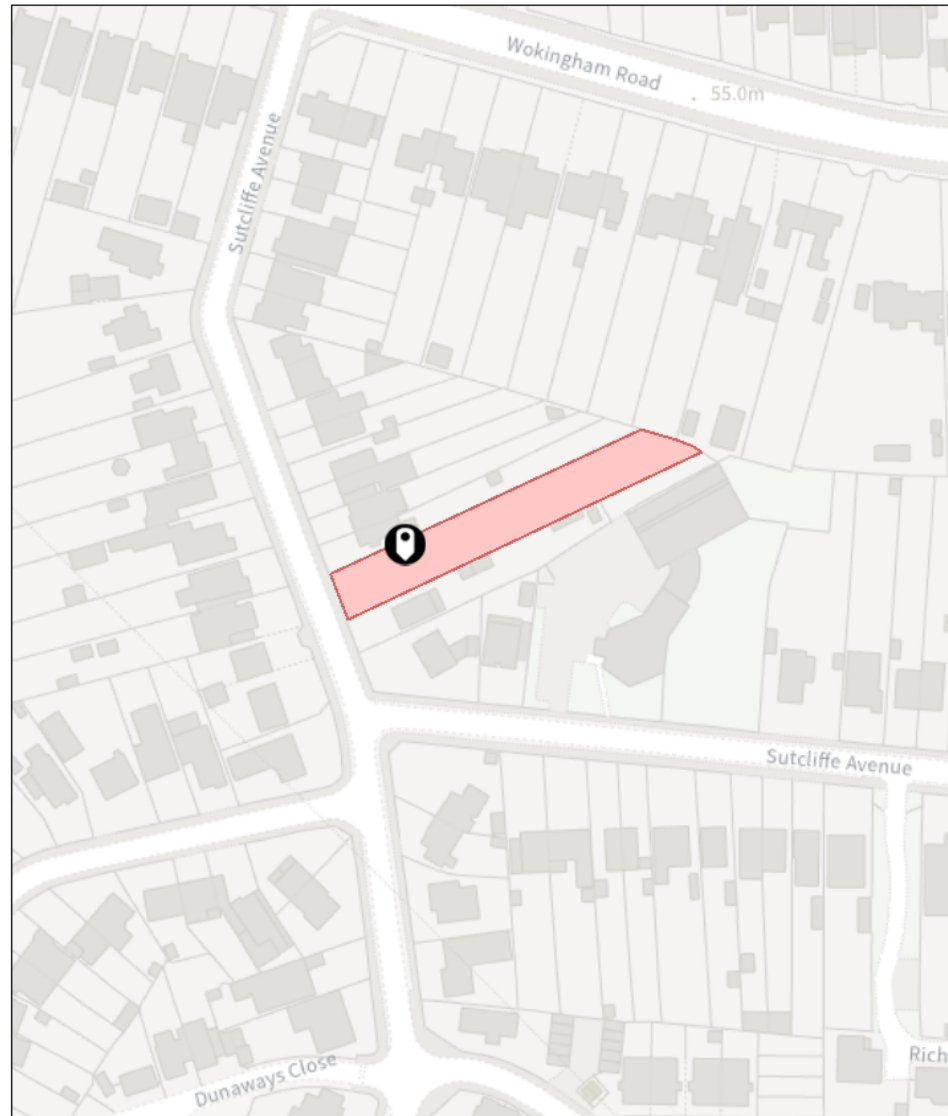
Recommendation agreed by: (Authorised Officer)	
Date:	28/01/26

**PLANNING
CONSTRAINTS/STATUS**

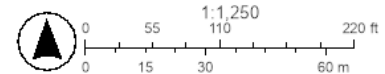
Affordable Housing Thresholds |

ArcGIS Web Map

Total count: 3



27/01/2026, 15:03:01



#	NAME
1	<i>Within Major Development Locations</i>
2	<i>Within Major Development Locations</i>
3	<i>Within All Development Locations</i>

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	<i>Major Development Locations</i>	<i>Earley</i>

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	<i>Sharp Sand and Gravel</i>	<i>River Terrace deposits</i>

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	<i>Consultation Zone - Major Nuclear Site</i>	<i>AWE: 12km Zone</i>	<i>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.</i>

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Great Crested Newt Impact Risk Zones | Total count: 1

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

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&es=&location=480914,172519%20(IRZ%20polygon%20centre)

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	Maiden Erlegh & Whitegates Ward	0 m

Parishes | Total count: 1

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