

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251333
Site Address:	17 Dene Close, Earley, Wokingham, RG6 5QB
Expiry Date:	30 July 2025
Site Visit Date:	13 June 2025
Proposal: Householder application for the proposed erection of single storey side/front extension.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Safety Hazard Areas MAH Pipelines
PRoW Within WB Consultation Zone
Local Nature Reserves Consultation Zone

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM10 - Flood Risk DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development FD1 – Development and flood risk (from all sources) NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design HC3 – Local Green Space HC4 – Open spaces, sports, recreation and play facilities HC5 – Environmental protection

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document
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PLANNING HISTORY		
Application No.	Description	Decision & Date
170091	Application for a certificate of lawfulness for the conversion of existing loft space to habitable accommodation including hip-to- gable extension and rear facing dormer extension.	Approved 03/03/2017
010857	Proposed single storey side extension to dwelling.	Approved 22/10/2001

CONSULTATION RESPONSES
Internal
WBC Highways – No objection. WBC CIL – No comments received.
External
None.

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

APPRAISAL

Site Description:

The application site consists of a two and a half storey, semi-detached property located on the turning circle of Dene Close, Earley. The property is set back from the road behind a driveway providing off-street parking and a lawn with established shrubs.

The road comprises mid-19th century housing that would originally have been similar in appearance. However, over the years, many of the properties have undergone alterations and extensions in a variety of forms and designs.

There are level changes along the road with plots gradually raising in height towards the west.

There is a public right of way to the rear of but not adjoining the site.

Proposal:

This application seeks approval for the erection of a single-storey side/front extension. The extension would have a mono-pitch roof form and would be constructed from grey roof tiles and brick to match the main house.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

There is a level of uniformity to the properties along Dene Close through the use of a repeated material palette which includes red brick and hung tiles. However, there is variation in the form, layout and appearance of properties with many having already benefitted from alterations and extensions in a variety of designs.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed single-storey front/side extension would measure approximately 2.62m in width and 10.23m in length. The extension would have a shallow hipped to mono-pitch roof form with three rooflights.

The front/side extension would protrude beyond the existing principal building line by 2.2m. Page 57 of the BDG states that front extensions are 'Generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line', and that the overriding consideration of front extensions in all cases will be 'the impact on the street scene and local character'. In this instance, the host dwelling is located towards the entrance of the turning circle which has resulted in the host property being set back more than 9m from the principal building line of no.18 Dene Close and set back more than 18m from the road. The host dwelling is the only property in the road that benefits from such a large front garden.

The additional built form to the property frontage would extend the full width to the western shared boundary which would interrupt the existing pattern of gaps between buildings. However, it is noted that many of the properties along Dene Close have

already benefitted from single-storey and two-storey side extensions. Examples include nos. 2, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14 and 15. Therefore, the original layout of development and arrangement of form along the road has already been disrupted, and thus, the proposed front/side extension would be in-keeping with the already constructed extensions within the local setting and would not cause any adverse harm to the character of the host dwelling or street scene.

In addition, the extension has been designed to have a shallow roof pitch with a maximum ridge height of approximately 3.5m and eaves height to match the existing eaves of the front bay window. The shallow pitch of the roof is less visually intrusive than a steep pitch, and results in an extension that is not overly dominant within the public realm.

The extension would not protrude beyond the existing rear building line and the existing conservatory located along the eastern shared boundary of the site would be retained. The conservatory protrudes approximately 3.8m into the host rear garden. Approximately 14m to the rear of the site is a public footpath which leads to Maiden Erlegh Lake. There would be limited views of the proposed development from the public footpath by virtue of the neighbouring gardens to the rear of the site, and the dense established trees and hedging that line the footpath. In addition, the existing conservatory would further screen the development, therefore, the proposed development would have no adverse impact to the open nature or setting of the public green space to the rear of the site.

The proposed materials include grey roof tiles, aluminium fenestration and bricks to match the main house. The proposed materials are considered acceptable.

Note:

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Neighbouring Amenity:

Overlooking:

The proposed development would include three rooflights within the mono-pitch roof of the front/side extension to serve a study, bathroom and kitchen. To the west of the plot is adjoining property, no. 18. As the neighbouring property is located significantly further forward than the host dwelling, the rooflights would be located adjacent to the rear garden of the neighbouring property and more than 6m to the closest neighbouring fenestration. Therefore, the proposed rooflights would not cause any detrimental loss of privacy to the occupants of no. 18 Dene Close.

There is one additional window proposed at ground floor level in the front elevation to serve a study. The window would be road facing and more than 38m from the front fenestration of nos. 5 and 6. This would accord with guidance set out in the BDG which states that a 10m minimum separation distance should be retained between front-to-front elevations, in order to maintain privacy and limit a sense of enclosure.

Loss of Light & Overbearing:

The proposed single-storey front/side extension would extend up to the western shared boundary and would extend the built form approximately 2.2m further forward. Due to the neighbouring property being located significantly further forward than the host dwelling, the front elevation of the proposed extension would align with the rear building line of the adjoining neighbour.

Whilst it is acknowledged a line of 45-degrees would be breached by the development, the 45-degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is not considered a robust basis to refuse the scheme, given the existing host dwelling already breaches the 45-degree rule by virtue of the neighbouring property being positioned more than 9m further forward than the host dwelling. In addition, the extension would be single-storey and would retain a separation distance of approximately 2.6m between the host and neighbouring flank wall. Further more, due to the southerly orientation of the properties, any

overshadowing would be confined to the early mornings, and the neighbouring property unaffected for the majority of the day.

The front/side extension has been designed to have a hipped to mono-pitch roof form. The shallow pitch of the roof is less intrusive than a pitched roof and creates a softer, more gradual transition in height, with lower edges along the eaves. This would reduce the amount of shadow cast on to the neighbouring property, as well as reducing the perceived and actual bulk of the built form. This helps maintain a more open feel and would allow more light to reach the adjacent dwelling and garden.

In conclusion, the impact on adjoining neighbours has been assessed in detail. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with Core Strategy policies CP1 and CP3 and the BDG.

Highway Access and Parking Provision:

The proposed development would increase the number of habitable rooms. The council's Highways officer was consulted and raised no objection to the proposal as the existing level of parking will be retained and this is considered acceptable to serve the development.

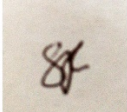
Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy.

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
Date:	18 July 2025
Earliest date for decision:	26 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23.7.25