

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250042
Site Address:	25 Binbrook Close, Earley, Wokingham, RG6 3BW
Expiry Date:	12 March 2025
Site Visit Date:	19 February 2025
Proposal: Householder application for the proposed single storey front, side and rear extensions, plus the addition of three roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Drainage
WBC Highways

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site relates to a detached dwelling on an angular plot in the residential area of Earley. The property benefits from an open plan front and rear garden with off street parking. The street scene comprises a mix of detached and semi-detached properties.

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.

Proposal: Single storey front, side and rear extensions, plus the addition of three roof lights and changes to fenestration. The single storey front extension will measure 7.4m in width, 2.5m in depth, 3.5m in height and will facilitate a new entrance lounge. The side extension will be set back 3m from the proposed front extension and measure 3m in width, 5.9m in depth and 3.5m in height to extend the existing living and dining arrangement internally. The rear extension will measure 9.4m in width, 3.5m in depth, 3.5m in height and move the current kitchen position to the rear. The relocation of the kitchen to the rear will allow the addition of a utility room and WC on the ground floor. The front extension will have two no. 3 paned windows either side of the front door. The side extension will have one no. 3 paned window on the front elevation and no windows or doors on the side elevation. The rear extension will have one no. 3 panelled bi fold door and one no. 3 paned window on the rear elevation. The side elevation on the southern boundary will contain three windows to facilitate the shower, WC and utility room. The front extension will have a single pitch roof and the rear/side extension will have combination pitch/flat roof.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- Front extensions should not project significantly forward of the building line.
- A gap should be retained between the building and site boundary, and this should be a minimum of 1m in width.

The proposed front extension is single storey, it would be forward of the original building line by 1.2 metres and will not be overly prominent when viewed from the street. The roof height will be increased by 0.3 metres to accommodate the height of the front extension. The side extension would be set back 0.5m from the existing front elevation. It would also be 0.5m from the shared boundary with no. 26 Binbrook Close which is less than recommended in the Borough Design Guide. However, the rhythm along the street would not be interrupted because the property occupies a corner plot, and the orientation is 90 degrees in relation to no. 26. Overall, the impact of the development on the character of the local area would be acceptable in relation to policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Wokingham Borough Council Design Guide (BDG) also provides some guidance on extensions which relate to protecting residential amenity. It states that following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- A gap should be retained between the building and site boundary, and this should be a minimum of 1m in width.

Overlooking: There are three ground floor obscured glazed windows proposed to the side elevation on the southern boundary that will face directly onto the boundary fence. There are no other fenestration changes to the side elevations. Therefore, there are no concerns related to overlooking. The rear extension would face onto an enclosed garden and the rear boundary treatment is a fence approximately 1.8m in height and conifer trees at least 3m in height. Therefore, there are no concerns related to overlooking.

Loss of Light: There are no concerns to loss of light due to the orientation of the dwelling and the distance of the nearest habitable room of neighbouring properties.

Overbearing: The rear/side single storey extension would extend beyond the rear wall of the existing dwelling by 3.5 metres, and this is less than what is recommended in the Borough Design Guide for development close to a boundary. Although it will be built closer to the neighbouring boundaries than recommended in the BDG, given the limited height of the proposal, it would not result in a significant overbearing impact on Nos. 23, 24 & 26 Binbrook Close.

Highway Access and Parking Provision:

Highway Officer Comments: The proposal will not result in any additional habitable rooms. The existing level of parking will be retained, and this is considered acceptable in this instance. The applicant may wish to relocate the front door to the opposite end of the porch as this could improve access past a parked car. However, this is a similar situation to the existing layout. No objection.

Flooding and Drainage:

Relevant policies: Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Drainage Officer Comments: The development is in Flood zone 1 and HIGH risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the following condition:

- No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.
- This is to prevent increased flood risk from surface water run-off. Relevant 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:**

Yes

Recommendation:

Approve

Date:	3 March 2025
Earliest date for decision:	5 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	05/03/25