

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251266
Site Address:	22 Bridport Close, Earley, Wokingham, RG6 3DG
Expiry Date:	7 August 2025
Site Visit Date:	23 June 2025
Proposal: Householder application for the proposed conversion of the garage to habitable accommodation and erection of a single storey rear extension, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

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 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 CC07 – Parking
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 Highways – No objection
WBC Landscape and Trees – No objection

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Earley Parish Council raises no objection to this application.
Ward Member(s)	No comments received

Neighbours	No comments received
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APPRAISAL

Site Description:

The site is within a maturing housing development, in a cul-de-sac of terraced houses, many with integral garages. The house is an end of terrace and a neighbour's garage sits alongside the front drive. The plot backs onto the locally arterial Rushey Way which features trees and mature shrubs of local amenity value on the rear boundary of no.22. Landscape Character sensitivity is low.

Proposal: This application seeks permission for the conversion of a garage into habitable accommodation and erection of a single storey rear extension measuring approx. 3.45 metres in maximum height.

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.

Character of the Area:

The site is located within a residential estate. The proposal includes a rear extension which measures approx. 2.35 meters in depth, 6.4 meters in width and 1.68 meters in height, as well as a garage conversion to create a new bedroom and bathroom (ensuite). The materials used will be brick cladding to match the existing dwelling.

The rear extension will have a part pitched roof made up concrete tiles to match the existing and part flat roof with GPR. All proposed fenestrations will match the existing fenestration.

Garage Conversion:

The proposed garage conversion will create a bedroom and bathroom. The conversion measures 2.4 meters in width and 5.1 meters in length. A small, obscurely glazed side window to serve the bathroom as well as the existing front door of the garage will be removed and replaced with a brick wall and large front window to serve light into the new bedroom room. The window has been well placed mirroring the existing living room window.

This will cause the front elevation of the dwelling to change. Neighbouring property (No. 19 Bridport Close) has a similar front elevation to the proposal, therefore the proposal will not look out of character and is acceptable in accordance with CP3 of the Core Strategy.

Rear Extension:

The proposed rear extension will create a new kitchen and additional floor space. The development will measure approx. 5.76 metres in maximum depth, 6.7 metres in width and 3.46 metres in maximum height (2.5m with the flat roof). Fenestration include 1 roof light and 1 window with a double set of doors on the rear elevation to serve the kitchen and additional floor space. Part of the extension (which infills the gap between the end of the garage and rear wall) proposes a pitched roof to match the existing pitched roof whilst the rest of the extension will have a flat roof.

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

- *Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The extension projects a maximum of 5.76 meters, however 2.3 meters of this is an infill from the end of the garage to the existing rear dining room wall. The extension projects 3.5 meters from the furthest rear wall, which is acceptable. The eaves height of the rear extension is 2.3 meters which is not more than the original dwelling. As a result, the development complies with the BDG guidance.

There are many examples of rear extensions in the area, including No. 14 Bridport Close, suggesting rear development is common for the area.

Additionally, the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development proposes a range of new windows including 1 on the rear, front and side elevations. All windows are on ground level and do not overlook into any neighbouring windows. The proposed side window will serve a bathroom and will be obscurely glazed. As a result of this there are no concerns of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of the nearest neighbouring ground floor window of 21 Bridport Close which would be approx. 3m from the flank elevation of the proposed rear extension. This 45-degree horizontal line was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The proposal is single storey with a flat roof (where it abuts the property boundary with 21 Bridport Close) and modest in terms of bulk and mass. Therefore, there are no concerns of the proposal being overbearing.

Highway Access and Parking Provision:

The proposal will result in an additional habitable room. A parking plan was provided by the applicant and has been reviewed by the Council Highways Officer. The officer concluded the additional habitable room will not have a significant impact in respect of the councils parking standards.

The garage is proposed to be converted. The internal dimensions do not meet the council's standards for parking a car, and as such there is no significant loss of parking.

The existing level of driveway parking is to be retained and this is considered acceptable in this instance.

Landscape and Trees:

This application received comments from the Council's Trees and Landscape Officer. The Officer stated the following:

The rear alterations are set back and shielded by built forms so will not offer dominant public realm views. Mature trees of public amenity value will not be directly impacted as they are not proximate. The integral garage door will be removed and replaced with a wall and window, but the neighbouring garage will visually lend itself to appearing as part of the applicant's property. In this way I suggest the character of the street scene will not be unduly changed.

Conclusion: Subject to conditions, this application is acceptable 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, 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:	14 July 2025
Earliest date for decision:	3 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/07/25