

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252098
Site Address:	159 Beech Lane, Earley, Wokingham, RG6 5QE
Expiry Date:	29 October 2025
Site Visit Date:	9 October 2025
Proposal: Householder application for the proposed erection of a single storey side extension and a single storey rear extension with roof lights and roof lantern, together with fenestration alterations and conversion of the existing garage into habitable accommodation.	

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
242458	Application for a certificate of lawfulness for the proposed erection of a rear dormer to the loft plus additional roof lights to the front.	Approved: October 2024
222267	Householder application for the proposed part single part two storey rear extension. Garage conversion to form habitable accommodation, first floor extension over garage, single storey front extension to create porch and single storey side extension along with changes to fenestration following demolition of the existing outbuilding.	Approved: October 2022
153270	Retrospective householder application for a single storey side outbuilding and partial fence replacement.	Withdrawn: June 2016

CONSULTATION RESPONSES
Internal

WBC Highways – No objection
WBC CIL – No comments
External
None

REPRESENTATIONS		
Earley Council	Town	No objection
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL
This application seeks planning permission for the erection of a single storey side and rear extension, plus the conversion of the existing garage and other minor alterations. 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: It is acknowledged that the single storey side/rear extension as proposed would be relatively large, where, if approved, it would result in an approximate 43% increase to the footprint of the existing property. Nonetheless, the additional built form in this regard would be limited to the ground floor, thus reducing prominence from views along Beech Lane & Squirrels Way. Furthermore, the enlargement of the dwelling would be partly offset by the demolition of the existing office, which currently appears as a discordant feature to the side of the property. Incidentally, the proposed extension would be positioned further from the adjacent boundary than the existing office, creating a slightly more open corner at this junction, thus benefiting the visual amenity of the street scene. The proposed garage conversion does not entail the removal of the existing garage door, thus having negligible bearing on the appearance of the dwelling from the public domain. Overall, the development would have an acceptable visual impact on the dwelling, with limited impact on the wider area. As such, the proposal complies with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The extension would result in a clear increase of built form adjacent to the shared boundary with No.157, however, due to the modest depth of the enlarged structure, combined with the separation distance, there would be no detrimental effect upon the neighbouring occupiers.

Highway Access and Parking Provision: The garage is to be part converted and no longer suitable for parking, however, there is existing driveway parking for three vehicles, which is acceptable.

Conclusion: For all the above, the proposal is acceptable, and the application is 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
Date:	23 October 2025
Earliest date for decision:	25 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24 October 2025

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Earley*