

Agenda Item 32.

Application Number	Expiry Date	Parish	Ward
252161	05/11/2025	Earley CP	Maiden Erlegh & Whitegates;

Applicant	Mr Mohamed Aftab
Site Address	75 Chiltern Crescent, Earley, Wokingham, RG6 1AL
Proposal	Householder application for the proposed erection of a front porch extension alongside a first-floor side extension with associated side-facing fenestration, the erection of a part single-storey and part two-storey rear extension with associated rear facing fenestration and patio doors, and the erection of a rear facing dormer with Juliet balcony and three front-facing roof lights to facilitate a loft conversion.
Type	Householder Application
Officer	Tariq Bailey-Biggs
Reason for determination by committee	Listed by Councillor Stephen Newton

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 November 2025
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives

SUMMARY

The proposal includes a series of alterations and additions to the dwelling that are of an appropriate scale and design, which would not harm or detract from the character of the area.

The proposed development would not result in any unacceptable impact on neighbouring amenity in terms of overlooking, loss of light, or overbearing effect. Adequate on-site parking provision would be retained, and landscaping enhancements are proposed to maintain and improve visual amenity.

The application is therefore recommended for conditional approval.

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
191783	Householder application for the proposed erection of a single storey rear extension with the insertion of 2 no. roof lights, plus part single storey, part two storey side extension following demolition of existing garage and single storey rear extension	23/09/2019, Approved
230049	Householder application for the proposed erection of single storey side extension to create habitable accommodation.	21/02/2023, Approved

242034	Application for non-material amendment to planning consent 230049 for a widened driveway. (Retrospective)	13/11/2024, Approved
251690	Application for a certificate of lawfulness for the proposed loft conversion, hipped to gable with a rear dormer. Including internal alterations and the addition of roof lights.	05/09/2024, Approved

DEVELOPMENT INFORMATION	
CONSTRAINTS	Major Development Location – Earley

CONSULTATION RESPONSES	
WBC Highways	Amended plans requested.

REPRESENTATIONS

Town/Parish Council:

Earley Town Council - Raises no objection to the application, subject to the imposition of a condition requiring submission and approval of a frontage landscaping scheme. This would help maintain the character of the street, support biodiversity, and ensure compliance with Policies CP1, CP3, CC03, TB21, and relevant guidance in the Borough Design Guide.

Local Members:

Councillor Stephen Newton - Raises objections to the proposal, highlighting that the expansion of the property includes elements out of keeping with the area and contrary to the Borough Design Guide. Concerns include: the proposed change from a sloping hip-end roof to a gable roof, which is considered visually incongruous and potentially setting an undesirable precedent; insufficient parking for a five-bedroom property without the removal of greenery, contrary to Policies CP3(f) and TB06(a)(iv); overlooking from rear dormer windows not set back as required under Permitted Development; and potential loss of light to neighbouring properties. The Councillor suggests refusal unless amendments and conditions are imposed to ensure compliance with CP3(f), TB06, and the Borough Design Guide.

Officer Note: These matters will be considered in the report below.

Neighbours:

77 Chiltern Crescent, Reading, RG6 1AL- The neighbour raises concerns regarding previous unauthorised or disruptive construction works at the site, including excavation and drainage issues, safety risks due to open trenches, and works allegedly exceeding approved plans. They also refer to ongoing disturbance from building activity and cooking odours from the adjoining property, which they have previously reported to the Council.

Officer comment: *The issues raised in relation to previous construction activity, site management, and cooking odours are not material planning considerations in the assessment of this application. These matters fall outside the scope of the current proposal*

and should be addressed separately through the Council's Environmental Health or Enforcement teams if required.

The Whitegates Residents Association - Objects to the proposal on the grounds that it would harm the character and appearance of Chiltern Crescent. They raise concerns that the proposed gable-end roof, together with the absence of front garden soft landscaping, would be visually incongruous and out of keeping with the street's prevailing hip-end roof forms, grass verges, and trees. The Association also questions the adequacy of parking for a six-bedroom dwelling, raising potential on-street parking pressures, and highlights the possible impact on neighbouring light, particularly to habitable rooms at No. 77. They request refusal unless landscaping measures are included to mitigate visual impact.

Officer Note: The proposal results in a five-bedroom dwelling and these matters will be considered in the report below.

36 Loxwood, Earley, RG6 5QZ - The agent has sort to address the concerns raised regarding the objections made to the proposed development:

- Ground-Floor Bedroom: The ground-floor bedroom with ensuite is required to accommodate disabled children and had previously been approved. Given the occupant does not drive, additional parking is considered unnecessary.
- Hipped-to-Gable Roof: The roof change has already been approved via a Certificate of Lawfulness (Ref. 251690) and matches the adjoining property at No. 77. The side extension roof has been designed to align with this, with over 1m set back from the boundary to prevent loss of light to No. 73.
- Landscaping / Driveway: No changes are proposed to the front driveway. Paved driveways are common in the area, providing sufficient parking without impacting soft landscaping.
- Rear Dormer Windows: The dormers comply with permitted development rights and the 45-degree guideline, ensuring no significant impact on neighbouring habitable windows.

The agent concludes that the scheme has been sensitively designed to respect the character of the area, neighbouring amenity, and relevant planning policies.

PLANNING POLICY

National Planning Policy Framework
National Design Guide
National Planning Practice Guidance

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
CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and Construction
CC05 – Renewable Energy and Decentralised Energy Networks
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage

Wokingham Borough: Local Plan Update (LPU)

Policy SS1 - Sustainable development principles
Policy SS3 - Development within or adjacent to major and modest settlements
Policy CE1 - Design principles for efficient buildings
Policy C1 - Active and sustainable transport and accessibility
Policy C2 - Mitigation of transport impacts and highways safety and design
Policy FD1 - Development and flood risk (from all sources)
Policy FD2 - Sustainable drainage
Policy NE4 - Trees, woodland, hedges and hedgerows
Policy NE5 - Landscape and design
Policy DH1 - Place making and quality design
Policy DH2 - Safeguarding amenity

Other

Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List

PLANNING ISSUES

Site Description and Proposed Development:

- 1) The application site comprises a two-storey semi-detached dwelling situated within an established residential area. The surrounding locality is characterised by pairs of semi-detached properties that are generally uniform in design and appearance, with some variations resulting from extensions and alterations.
- 2) Planning permission is sought for the following works:
 - A hip-to-gable roof enlargement with a rear-facing dormer extension;
 - A first-floor side extension;
 - The erection of a part single-storey, part two-storey rear extension;
 - A single-storey front porch extension; and
 - Associated alterations to fenestration.
- 3) Notwithstanding the above, part of the proposal falls within the previously approved Certificate of Lawfulness reference: 251690 for “Application for a certificate of lawfulness for the proposed loft conversion, hipped to gable with a rear dormer. Including internal alterations and the addition of roof lights”. The application seeks to incorporate the elements of this approved Certificate as well as additional extensions so that the development as a whole can be undertaken as a single building operation.

Principle of Development:

- 4) 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.
- 5) 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

- 6) Policy CP1 of the Core Strategy states that planning permission will be granted for proposals that maintain and enhance the high quality of the environment.
- 7) Policy CP3 of the Core Strategy emphasises 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.
- 8) Section 4 of the Council's Borough Design Guide SPD states that any alteration and extension to an existing building should be well-designed, respond positively to the original building, contribute positively to the local character and street scene, and relate well to the neighbouring properties.
- 9) Chiltern Crescent is characterised by pairs of two-storey, early 20th-century semi-detached dwellings. A notable feature of the area is the consistent gaps above side garages at first-floor level, which provide glimpses of leafy rear gardens. This rhythm of spaces contributes significantly to the street's verdant character and local distinctiveness. While the properties generally retain their original design and appearance, the streetscape has evolved over time to include a range of side and rear extensions, as well as alterations to the original hipped roof forms.
- 10) The proposal seeks to alter and enlarge the existing hipped roof to a gable-end form and includes a rear dormer extension. Although hipped roofs remain the predominant roof type along Chiltern Crescent, the street scene exhibits a degree of variation, with several examples of gable-ended roofs, including the adjoining property at No. 77 and others at Nos. 57 and 64 further along the street. Given this existing variety and noting that the proposed gable would match the adjoining semi-detached dwelling, the alteration would not appear out of place or visually intrusive within the street scene.



- 11) The proposed flat-roof rear dormer would be set down from the main ridge and inset from the eaves of the host property. Its rear location ensures it would not be visible from the street and would therefore have no adverse impact on the character of the area.
- 12) Notwithstanding the above assessment, it is a material consideration that the proposed hip-to-gable enlargement and rear dormer extension benefit from permitted development rights under Article 3 and Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as recently confirmed through a recently approved Certificate of Lawfulness application under 251690. This provides a credible fallback position, establishing that this form of development could lawfully be carried out without express planning permission.
- 13) Overall, proposed hip-to-gable alteration and rear dormer extension would not cause harm the character of the area and accords with Policies CP1, CP3 and section 4 of the Borough Design Guide, and benefits from a credible permitted development fallback established through the approved Certificate of Lawfulness.
- 14) The proposed first-floor side extension would feature a matching gable roof, with subservient elements set down from the main ridge and set back from the front elevation. The resulting form would be comparable to numerous properties in the area that have benefitted from similar two storey side projections. An approximate 4 metre gap would be retained from the neighbouring side wall of No.73 at first-floor level, preserving the characteristic green space. Accordingly, this element of the proposal would not adversely affect the character of the area.
- 15) The proposal comprises a part single, part two-storey rear extension. The two-storey element is set down from the main ridge, ensuring it remains subservient to the host dwelling. The single-storey element would project approximately 6 metres, reflecting the scale and proportions of similar extensions within the street. Both elements are modest in design, and given their rear location, would not be readily visible from the public realm. As such, the proposal would not adversely impact the character of the area.

- 16)The proposed single storey front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient to the host dwelling and there are other examples of front porch extensions of various sizes and designs in the surrounding street scene. Consequently, it is considered that the proposal would have an acceptable impact on the character of the area.
- 17)Principle R14 of the Boroughs Design Guide SPD states that “Development proposals should provide space for and include well designed hard and soft landscape to create a high-quality setting for new housing that is appropriate to the character of the local area.”
- 18)The existing front driveway is predominantly hardstanding, with a small, grassed section. An amended parking plan, submitted by the agent on 09/10/2025, proposes three driveway parking spaces and indicates that some additional hardstanding would be required to accommodate them. The plan also includes the installation of side boundary hedgerow to compensate for the loss of grassed area and to enhance visual amenity. A suitable condition will be attached to any approval to ensure compliance.

Neighbouring Amenity:

Overlooking:

- 19)Figure 4.25 within Section 4 of the Council's Borough Design Guide SPD provides a summary of the Council's minimum separation distances to maintain privacy and limit sense of enclosure. The guidance highlights that character and context will be relevant to the approach in any specific case. For developments between one and two storeys in height, a minimum back-to-flank separation distance of 12 metres is recommended, whereas for developments exceeding two storeys, a minimum back-to-back separation of 15 metres is advised.
- 20)Whilst the proposed dwelling does not directly face the neighbouring flank elevation of no.304 London Road, it is a relevant guide to assess potential overlooking from rear to side relationship.
- 21)The proposed rear dormer and first-floor windows would be set approximately 32–33 metres from the rear of No. 304 London Road, comfortably exceeding recommended separation distances, mitigating any overlooking or loss of privacy impacts. They would also not introduce any new views that would not ordinarily be attainable in a conventional suburban side-side residential arrangement with gardens to the rear.
- 22)The views offered from the proposed roof lights and windows on the front elevation would be similar to that shared from the existing arrangement and would be positioned over 15 metres away from properties across the street. As such, no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.
- 23)Similarly, the views offered from the proposed first floor south facing side windows would be comparable to those from the existing arrangement. The submitted elevational drawings indicate that these windows would be obscure glazed, and a suitable condition will be attached to any approval to ensure this, mitigating any overlooking towards the rear neighbouring patio area of No. 73.

24)With regards to the proposed ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of light

25)The BRE Site Layout Planning for Daylight and Sunlight (BRE SLPDS) is used as a guideline to assess potential loss of light and acceptable levels of impact. It is not policy. In accordance with the BRE Sunlight/Daylight Guidance, a 45-degree line is taken from the centre of the nearest ground floor windows in both plan and elevation views to determine the degree of potential harm.

26)In this case, the affected openings are the ground-floor rear patio doors of No. 77, which serve a habitable room. A reference point of 1.6 metres above ground level has therefore been applied. Following the receipt of amended floor plans and elevational drawings received on 30/10/2025, the agent has provided an assessment which demonstrates that the proposed single-storey rear extension would marginally infringe the 45-degree line in plan view but not in elevation view, while the two-storey element would marginally infringe in elevation view but not in plan view. Overall, the assessment confirms that no significant or unacceptable loss of light to this window would occur.



Figure 1 – Proposed rear elevational drawing showing 45-degree line taken from the neighbouring rear patio doors of no.77.

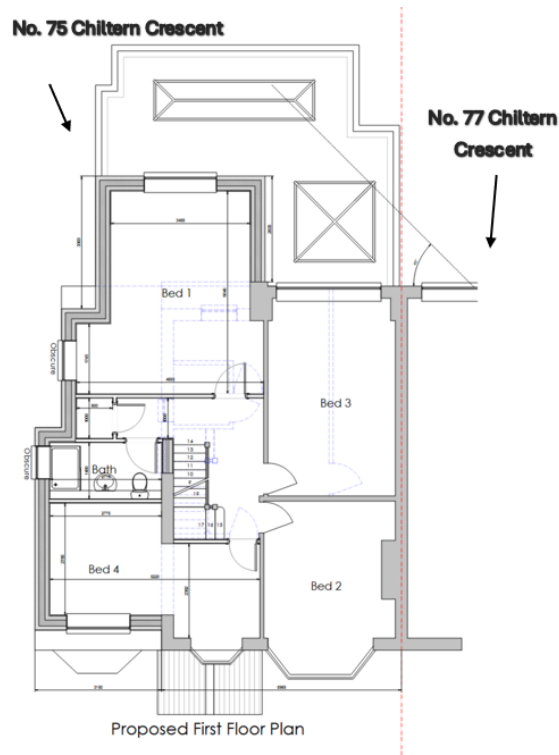


Figure 2 – Proposed floor plans drawing showing 45-degree line taken from the neighbouring rear patio doors of no.77.

- 27) At No. 73, one ground-floor side window and two first-floor side windows are present. The proposed extensions would result in the ground floor window receiving less sunlight and daylight, however, as it serves a non-habitable room (bathroom), it would not substantiate a reason to refuse this application.
- 28) The first-floor side windows would continue to receive adequate sunlight and daylight due to the separation distances and the positioning of the gable slopes, comparable to existing conditions for part of the day. Given that these windows are on the side elevation, where lower light levels are expected, no unacceptable loss of light would occur.
- 29) The remaining neighbouring windows are suitably positioned and would not be affected by the proposed extensions.

Overbearing and sense of enclosure

- 30) The proposed extensions are suitably located and benefit from sufficient separation distances between properties to not pose any unreasonable overbearing or loss of light.

Highway Access and Parking Provision:

- 31) The Council's Highways Officer has reviewed the application and notes that the initially submitted parking plan indicated four parking spaces. However, the plan proposed an extended dropped crossing, the layout and length of which do not comply with WBC Traffic Management guidance and are therefore unlikely to gain the separate approval required.

32)An amended parking plan was submitted by the agent on 09/10/2025, showing three driveway parking spaces served by the existing dropped kerb. The additional parking which requires a small amount of additional paved hardstanding. The provision of 3 parking spaces accords with the Council's adopted Parking Standards for a dwelling with seven habitable rooms. A hedgerow is being planted to compensate for the additional hardstanding required. Accordingly, no highways objections are raised.

Amenity Space:

33)The remaining rear amenity space would meet the minimum depth requirement of 11 metres.

Conclusion:

34)In summary, the proposal is not considered to harm the character of the area or neighbouring amenity, and no adverse impact on highway safety is anticipated.

35)Subject to the conditions and informative within Appendix 1 below, this application is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010)
<i>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 the protected groups 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 upon protected groups as a result of the development.</i>

APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following conditions and informatives:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered ACCE-PL-100, ACCE-PL-201A, ACCE PL-202 and ACCE-PL-401A received by the local planning authority on 10/09/2025 and 30/10/2025. The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Landscaping

The hedgerow shown on approved plan *ACCE PL-100 A* shall be planted in accordance with the approved details during the first planting season following substantial completion of the development hereby permitted. Retained if dies etc?

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

4. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

5. Obscure glazing

The first-floor windows in the south side elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

APPENDIX 2 - Earley Town Council Comments

PLANNING REF : 252161
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 08/10/2025

COMMENTS:

ETC raises no objection to this application subject to WBC imposing the following condition for submission to and approval by WBC of a landscape scheme providing landscaping to the frontage, to prevent further erosion of the landscape character of the street frontage, as supported by Policies CP1, maintaining the character of the area, CP3, contribute to the sense of space and support fauna and flora and are of an appropriate character, CC03, Green Infrastructure and TB21, Landscape Character as supported by sections R1, R6, R12, R13 and R14 of the Borough Design Guide

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