

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251412
Site Address:	17 Wilderness Road, Earley, Wokingham, RG6 7RU
Expiry Date:	18 August 2025
Site Visit Date:	8 August 2025
Proposal: Householder application for the proposed erection of two storey rear extension, single storey rear and side extension, first floor side extension, second storey roof conversion to dormer and removal of chimney.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Neighbour amenity SS3 – Development within or adjacent to major and modest settlements NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application Number	Proposal	Decision
242454	Householder application for the demolition of existing rear conservatory and erection of two storey	Application Withdrawn 30 th October 2024

	rear extension, side extension and first floor extension above existing garage. Including removal of 1 chimney, addition of multiple sky lights and changes to existing rear patio.	
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CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC CIL – CIL Liable
WBC Ecology – No Objection Subject to Informative

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: An older detached dwelling in the residential area of Earley with a single width garage measuring approximately 11m in depth. The front the garden is approximately 14m in depth and laid to hardstanding for off street parking. It has a low brick wall adjacent to the highway softened by a backdrop of low hedging. At the rear there is a patio and grassed garden approximately 40m in depth.

Proposal: A two-storey rear extension, single storey rear and side extension, first floor side extension, second storey roof conversion to dormer and removal of chimney.

The existing conservatory and 2 no. chimneys would be removed to facilitate the two-storey rear extension that would extend beyond the existing rear wall by approximately 5.4m. It would measure approximately 9m in depth, 5m in width, 5m to the top of the eaves and 7.5m to the top of the gable roof. On the ground floor it would facilitate an open plan kitchen/dining living room with bifold doors to the rear garden; and on the first floor a master bedroom with rear elevation window, an ensuite and study.

Part of the garage would be replaced with a single storey rear and side extension that would facilitate a 5th bedroom with rear window and ensuite with roof light on the ground floor. It would measure approximately 7m in depth, 4m in width and extend beyond the existing rear wall of the garage by approximately 1m.

The north facing aspect would have a part single/part two-storey extension at the rear to facilitate a shower room on the ground floor measuring approximately 2.5m in width, 2.5m in depth, 2.5m to the top of the eaves and 3.7m to the top of the sloping roof. On the first floor there would be a bedroom; the side wall would be set back from the ground floor and in line with the existing first floor side wall; the existing rear wall would be extended back by approximately 4m.

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:

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:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- 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.

The street scene is a row of mature detached dwellings of a similar age and design set well back from the road and with low boundary walls and green hedges. The application site is located near the junction with Whiteknights Road and faces mature trees and green vegetation that form the boundary to Whiteknights Park and Reading University Campus.

In this case, the eaves and ridge height of the rear and side extensions would not exceed that of the main roof line and would not be noticeable when viewed from the public realm. The first-floor side extension would be approximately 2.5m from the north facing side extension and the proposal would not have a negative impact the rhythm of buildings and gaps between them along the street.

Overall, the proposal would comply with Policy CP1 and CP3 in relation to character of the area.

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.

Overlooking: The 2 no. windows on the first floor of south facing side elevation would be top opening and obscure glazing. There would be no additional windows to the south facing side elevation. The rear elevation windows would not directly overlook neighbouring habitable rooms. Therefore, there would be no additional overlooking.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen in Figure 1, the horizontal test is complied with in relation to no.19 but marginally breached in relation to no. 15. However, Figure 2 shows that the vertical test is complied with in relation to no.15. Therefore, there would be no significant harm from loss of light in relation to neighbour amenity.

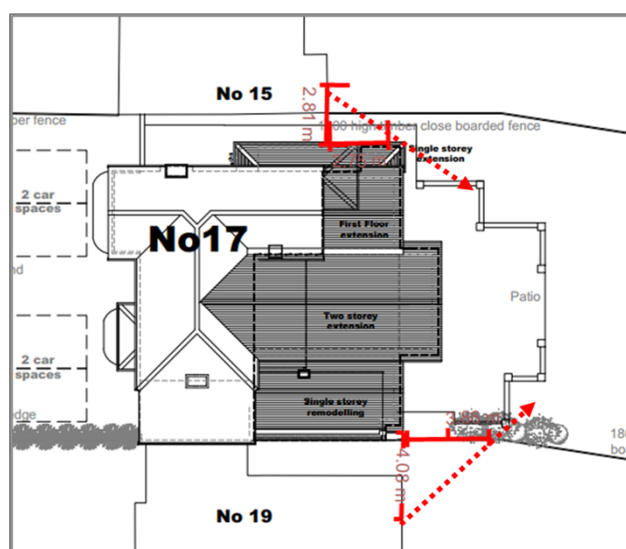


Figure 1 Horizontal 45-degree angle test

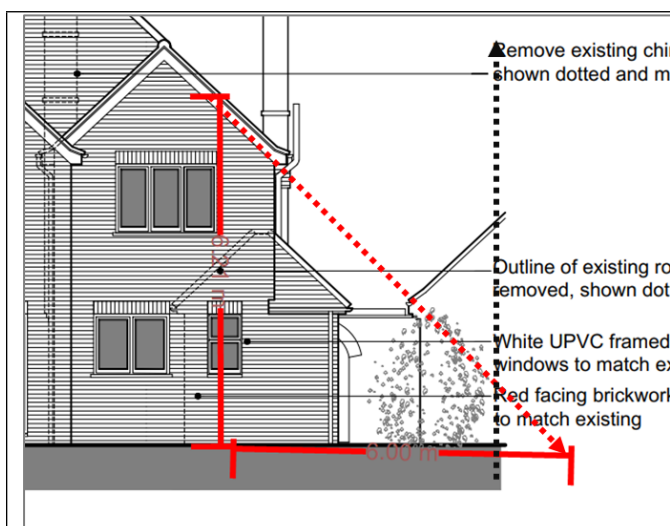


Figure 2 Vertical 45-degree angle test

Overbearing: The two-storey rear extension located in the middle of the rear elevation would extend beyond the existing rear wall by approximately 5.4m. The single storey rear and side extension would extend beyond the existing rear wall of the garage by approximately 1m. The part single/part two-storey extension would be extended back by approximately 4m from the existing rear wall. The BDG also states that the maximum eaves height and ridge height should be no more than those of the existing property and in this case the proposal complies.

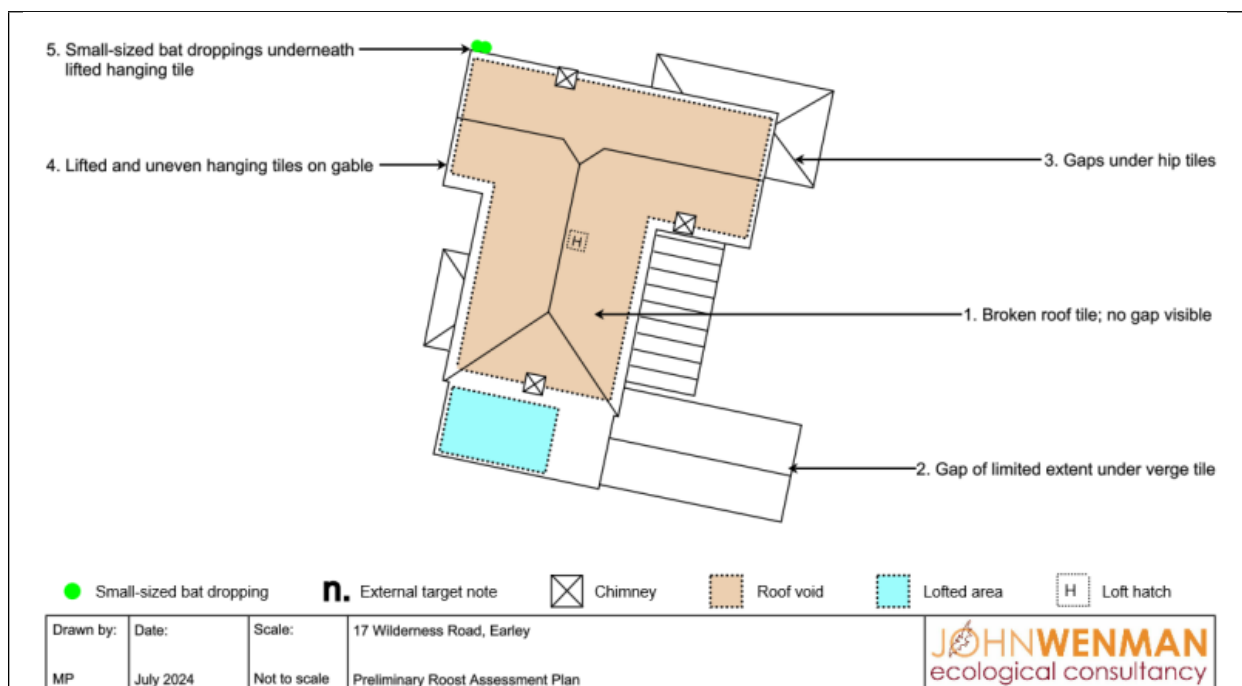
Therefore, the proposal complies with the BDG because the extensions close to a boundary would not project more than 4 meters from the main rear wall; the eaves and ridge height do not exceed existing; and the rear garden would be approximately 36m in length. Furthermore, the height and bulk of the development will not dominate or significantly harm the visual amenity of neighbouring occupiers.

Overall, the proposal would comply with CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *"The proposal will result in additional habitable rooms. The existing level of driveway parking will be retained, and this is considered acceptable to serve the development."*

Ecology: The Ecology Officer has raised no objection subject to an informative and has commented *"The front gable and area above the bay window were clad with hanging tiles that were uneven and lifted, especially on the corners, and offered multiple roosting opportunities behind the tiles. During the Preliminary Roost Assessment (PRA) 5 small-sized bat droppings, were found beneath hanging tiles on the front gable. Other suitable/potential bat access points on the property included gaps under hip tiles on the rear elevation and lifted and uneven hanging tiles on the front gable end. Considering the number and type of features present, the house was assigned moderate potential suitability for bats."*

Bat activity observed during the emergence survey was moderate. Results indicated that Common pipistrelle, Soprano pipistrelle, and Noctule are roosting nearby. No bats emerged from the dwelling.



I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that potential roost sites on the property support roosting bats and the hanging tiles at the front are used only on an occasional/transitional basis by individual pipistrelle bats. The proposal comprises a two-storey rear extension, single-storey side extension, and single-storey remodelling of the existing single-storey section on the southern elevation. Provided that the confirmed roost site on the front northwest gable is retained and remains unchanged during construction and post-development, proposed works are far away enough away not to result in any indirect adverse impacts to bats or roosts. I agree that a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.

Provided WBC informative I17 is included on the decision notice there are no ecological objections to the development as proposed."

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 CIL Officer has commented as follows:

"This application will be liable for CIL based on the measurements taken from the following floorplans: Drawing No 1577.05 and Drawing No 1577.06.

Please note that any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and

submitted through the following link: [Wokingham Borough Council - CIL Forms](#)

Should the owner have any queries regarding CIL, please contact Developer.contributions@wokingham.gov.uk”

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:	14 August 2025
Earliest date for decision:	4 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/08/25