

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251925
Site Address:	74 Elm Road, Earley, Wokingham, RG6 5TR
Expiry Date:	24 October 2025
Site Visit Date:	13 October 2025
Proposal: Householder application for the proposed erection of a single storey rear extension and detached garage following demolition of existing conservatory.	

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 CP9 – Scale and Location of Development Proposals
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 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
042087	Proposed part 2 storey & part single storey front & side extensions to dwelling.	Approve 27th April 2004

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Landscape and Trees – No Comment

External

N/A

REPRESENTATIONS

Parish/Town Council	ETC raises no objection to this application subject to WBC imposing the following condition that as the garage hereby approved can be accessed separately to the house, it shall only be used incidental to the host dwelling and shall not be let or sold, without prior approval by WBC, to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07. <i>Officer Response:</i> If the application were to be approved, a condition would be attached that the garage shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: The site is a two-storey detached dwelling in the residential area of Earley. The depth of the front garden is approximately 5m and adjacent to the highway, it is enclosed by a brick wall. There is a driveway for off street parking, and the rear garden is approximately 20m long.

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: Erection of a single storey rear extension and detached garage following demolition of existing conservatory. The single storey rear extension will have a pitched roof and measure 3.8m to the top, 2.6m to the eaves, 4.3m in depth and 5.7m in width. It will have a door and window on the southwest elevation, a window on the northeast elevation and double doors and a window either side on the southeast elevation. The garage will have a pitched roof and measure 2.5m to the top, 2.3m to

the eaves, 7.6m in depth and 4.5m in width. It will have a garage door and small windows either side on west elevation, two windows and a door on the north elevation and no windows or doors on the south or east elevation. It will accommodate the space for no. 1 car.

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 immediate street scene is mature dwellings on a road that serves a bus route. The application site is located opposite detached dwellings that are screened from public view by trees and vegetation. The proposed garage would be set back approximately 10m from the principal elevation of the main dwelling house and the rear extension would not be visible from the public realm. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be affected and the proposal would not harm the character of the area.

Overall, the proposal would comply with 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) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

Overlooking: The proposed rear extension will be single storey. The door and window on the southwest elevation would not face onto a habitable room at no. 72 Elm Lane. Furthermore, the separation distance with the boundary fence would be approximately 2m. The window on the northeast elevation would not face directly onto a habitable room at no.76 and the separation distance with the boundary fence will be approximately 2.6m.

The garage will be set back from the rear elevation of no.76; it will have 2 no. windows and a door that will not face onto habitable rooms at and the separation distance with the side boundary will be approximately 5m. Therefore, would be no significant 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. In this case, both structures would be single storey. The rear extension would be located 2.6m away from the boundary with no. 76, and 2m from the boundary with no. 72. Although the garage would be located adjacent to the boundary with no. 72, it will be set well back from the rear wall. Therefore, there would be no significant loss of light to neighbour amenity because of the proposal.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. The proposed rear extension and garage would be single storey and situated a significant distance away from the neighbouring properties, and within a large rear garden approximately 20m long. Therefore, there would be no significant overbearing impact on neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *“The proposed extension will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The existing level of parking is considered acceptable to serve the development. There is existing access to the rear of the dwelling, and this is considered suitable to access the proposed garage. The garage meets WBC standards for it to be used for parking a car. It is also sufficient size to accommodate cycle storage.”*

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:	Yes
Recommendation:	Approve
Date:	21 October 2025
Earliest date for decision:	4 September 2025

Recommendation agreed by: (Authorised Officer)	
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Date:	22/10/25
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