

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250689
Site Address:	14 Silverdale Road, Earley, Wokingham, RG6 7LS
Expiry Date:	20 June 2025
Site Visit Date:	16 May 2025
Proposal: Householder application for proposed raising of the garden decking (retrospective).	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Earley
Historic Flooding Points Consultation Zone

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 CC09 – Development and Flood Risk
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
213443	Householder application for the proposed conversion of existing flat- roofed garage to pitched-roof habitable room with 3 no. roof lights, construction of a single storey lean-to side extension with 1 no. rooflight, erection of a single storey front extension to form porch.	Approve 19/10/2021

CONSULTATION RESPONSES

Internal

WBC Enforcement – No comments recieved

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council has raised no objection to this application however recommended a condition that the submission of side screening is to be approved by the LPA at a minimum height of 1.8m above the decking to be erected within 3 months of approval.
Ward Member(s)	No comments received
Neighbours	2 neighbour comments were received, they are summarised below: • One neighbour queried whether the applicant had submitted details of side screening. <i>Officer comments: The applicant did not initially submit details of side screening however revised plans including a privacy screen were submitted following a discussion with the case officer. The report will go into further detail below.</i> • Concerns were raised over the decking being too high and overlooking into neighbouring gardens. <i>Officer comments: This will be assessed in the report below.</i>

APPRAISAL**Site Description:**

The site relates to a detached chalet bungalow in Earley. The site is located within a residential area, where development is common and present. Dwellings within the vicinity vary in shape, size, design and materials creating a varied street scene.

The application site is well set back from the highway with a front lawn, driveway and garage along with a side access gate to the rear and large rear garden. The dwelling has a pitched roof formation with steep cat slide. The sites facade includes facing brickwork with white timber cladding.

Proposal: This application proposes a raised platform in the rear garden which will measure approx.18.6m in width, 4.9m in length and a variable height between 0.34m and 0.64m, due to uneven ground level. The decking has been placed over the original concrete patio as well as being extended beyond the area of the original patio.

As indicated above, revised plans were submitted which include a 1.7m privacy screen adjacent to the property boundary with no. 12 Silverdale Road.

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 area. The raised decking allows for access to the rear of the property from the existing dwelling. The decking stretches across the entire width of the rear elevation measuring approx. 18.6m in width, 4.9m in length and a variable height between 0.34m and 0.64m, due to uneven ground level. The decking is made out of timber with multiple planters and deck railing. Prior to this decking, there was an old concrete patio (which the decking has been laid over), the concrete patio was also raised to meet the ground height of the dwelling due to the downward sloping of the rear garden. However, it should be noted that the decking has been extended beyond the footprint of the previous concrete patio.

The proposed decking is to the rear of the property and is of a commensurate size and scale that is appropriate to the dwelling. Given that it is not visible from the public domain and suitable materials are proposed, it is deemed that the decking has no significant impact on the character of the area in accordance with Policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The primary concern of an application of this nature will, in most cases, be the overlooking potential of raised terraces. Where the land slopes down and away from the dwellings to the rear, a thorough assessment on neighbouring amenity grounds is of great importance. It is important to note that a site visit was conducted for the application where any overlooking opportunities were thoroughly assessed. Neighbouring property No. 16, has extended significantly to the rear, thus mitigating any potential impact caused by the current proposed scheme. It should be noted that the map used for the block plan submitted is outdated, not showing the correct rear protrusion of this neighbouring property. A snippet taken from google maps shows accurately the rear protrusion of the neighbouring property, No, 16 Silverdale Road. The application has been assessed on the current arrangement between properties.



Figure 1: Snippet from Google Maps

The boundary treatment relates to a 1.8m tall fence, further mitigating any potential overlooking impacts.

An objection has been received from a nearby resident, expressing concerns specifically relating to the overlooking potential to No.12 Silverdale Road. The boundary treatment includes a timber fence varying between 1.8m and 1.5m in height large tree. There is also a 1.9m distance between the end of the raised decking and boundary fence. It should also be noted that the adjacent room to the decking is a children's bedroom, and this area of the raised deck will not be the primary social space of the decking. Thus, it is clear that the intention of the decking and steps is just to provide access to the garden, rather than for socialisation.

The applicant has agreed to install a 1.7m privacy screen to add additional privacy to the rear garden space of No.12 Silverdale Road as shown on the submitted revised plans, this would be conditioned on the decision notice to be installed within 3 months of determination.

Subject to compliance with this condition, the proposal would adequately protect neighbouring properties from any excessive overlooking or loss of privacy.

Loss of Light:

Due to the nature of the development, there is no loss of light to either neighbour.

Overbearing:

The raised decking is modest in height therefore there are no overbearing impacts.

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:	23 June 2025
Earliest date for decision:	20 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23/06/25