

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250139
Site Address:	34 Beech Lane, Earley, Wokingham, RG6 5PT
Expiry Date:	1 April 2025
Site Visit Date:	11 February 2025
Proposal: Householder application for the proposed single storey side extension, new roof with 3.no rooflights to extend above existing study and changes to fenestration (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM11 - Water Resources DM12 - Sustainable Transport Movements DM14 - Ancillary development

Plan (JMWP)	DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
212727	Application for non-material amendment to planning consent 211488 (21/06/2021) for the addition of a door to the front elevation to serve the study.	Approved 19/08/2021
211488	Householder application for the proposed erection of a single storey side extension, a two storey rear extension with the insertion of 3no. rooflights and the conversion of existing garage in to habitable space, following the demolition of existing utility.	Approved 21/06/2021

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – Not CIL liable.
WBC Ecology Newts – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No objection, subject to condition relating to ancillary accommodation.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a two and a half storey detached property located on Beech Lane, Earley. The road comprises a range of dwelling types including detached, semi-detached and bungalows. There is no prevailing character to dwellings along Beech Lane. The properties vary in size, age and design, with many having already benefited from alterations and extensions in various forms.

The application property is set back from the road behind a lawned garden and driveway that provides off-street parking.

Proposal:

This application seeks part-retrospective approval for the erection of a single-storey front extension to increase the size of the existing study and a replacement roof above. The new roof would extend the length of the existing converted garage and would include three rooflights.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The single storey front extension would measure approximately 1.38m in depth and would align with the flank wall of the existing study. The additional built form would be a relatively minor change to the property frontage and would be subordinate to the host dwelling by being set back from the principal building line by approximately 0.12m. The proposed door and window in the front elevation would replicate what already exists in the front elevation of the converted garage. In addition, the proposed development would be set back more than 15m from the front boundary and would not encroach the established building line. Therefore, this element of the scheme would cause no discernible impact on the character of the street scene.

A new roof is also proposed above the extension and existing converted garage. The existing mono-pitch roof would be replaced with a hipped roof form and would maintain the existing ridge height. R23 of the BDG states that alterations and extensions to buildings should be well designed. They list roof forms as a key consideration: 'The roof form of the extension should take its form from the main building'. The proposed hipped roof would be sympathetic to the existing hipped roof above the front box bay window and would not be out-of-keeping with other hipped roofs in the local area. Examples include nos.26, 27, 29, 31 and 33. Therefore, this element of the scheme would not cause any detrimental impact to the character of the local area or host dwelling.

The roof and extension would consist of brick and roof tiles to match existing; this is acceptable.

Neighbouring Amenity:

Overlooking:

The proposed single storey front extension would increase the size of the existing study and would move the fenestration in the front elevation approximately 1.38m closer to the front site boundary. Page 47 of the BDG recommends a minimum separation distance of 10m between property frontages in order to maintain privacy and limit a

sense of enclosure. The proposed fenestration would be more than 41m from the front fenestration of no.39 Beech Lane. Therefore, this element of the scheme would cause no detrimental loss of privacy impact to neighbouring amenity.

There are three rooflights proposed in the new roof to serve the study, bathroom and kitchen. These would be positioned approximately 2.75m from the flank wall of no.36 Beech Lane. Although there are windows in the flank wall of no.36, these serve non-habitable rooms. Therefore, the addition of the rooflights would not cause any detrimental overlooking impacts to neighbouring properties.

Loss of Light & Overbearing:

The proposed single-storey front extension would not protrude beyond the principal building line of the host dwelling and the closest built form of no.36 Beech Lane would be more than 3m away. The BDG states that for rear and side extensions 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The proposed eaves height would measure approximately 2.38m and would have a maximum ridge height of 3.61m. In addition, the proposed front extension would not protrude beyond the built form of no.36. Therefore, due to the single storey nature of the extension and separation distances, there would be no adverse overbearing or loss of light impacts generated by the development.

Highway Access and Parking Provision:

The Council's Highways officer was consulted and raised no objection to the proposal as the development would not result in an increase in habitable rooms.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

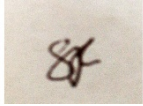
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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
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Recommendation:	Approve
Date:	25 March 2025
Earliest date for decision:	25 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27.3.25