

Planning Department
Wokingham Borough Council
Shute End
Wokingham
RG40 1BN

Our ref: 4396

01 May 2025

Dear Sir or Madam

Householder planning application for rear extension at 5 Elm Lane, Lower Earley, Reading, RG6 5UE

On behalf of Kennet Investments Limited we submit this householder planning application for a rear extension to 5 Elm Lane, Lower Earley, Reading, RG6 5UE.

Accompanying this planning application are the following:

- This document which acts as a planning statement.
- Plans
 - o EL05:101 – Block and Location Plans
 - o EL05:110 – Existing and Proposed Roof Plans
 - o EL05:003 – Elevations as Existing
 - o EL05:002 – Existing Floor Plans
 - o EL05:005 – Elevations as Proposed (As approved)
 - o EL05:004 – As Built Floor Plans (As approved)
 - o EL05:105 – Elevations as Proposed
 - o EL05:104 – Proposed Floor Plans

The application site comprises of an existing house located in an existing line of houses with access off Elm Lane. The dwelling is a two-storey property located in Earley. The site is set back from the road with parking to the front. There is a good-sized rear garden with a depth of about approximately 35m. There are a range of house designs along the Lane. The houses vary in size and materials also. The house is not



listed and is not within or adjacent to any ecological or landscape designation. The site is within Flood Zone 1.



Figure 1 – Aerial image of the site and the two adjacent dwellings

The online planning register shows the following planning history for the site:

- 242600 – Application for a certificate of lawfulness for the proposed hip to gable 2no loft extensions to facilitate loft conversion and installation of roof lights – approved 2 December 2024

Householder planning permission is sought for a rear extension. This would achieve a 6-bedroom dwelling. The work would be entirely to the rear of the dwelling with the resulting rear elevation being as per figure 2.

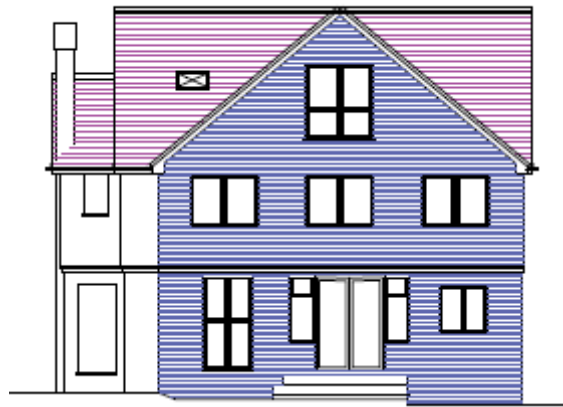


Figure 2 – Proposed rear elevation

The property is located within the administrative area of Wokingham Borough Council. The relevant development documents for consideration in this householder application are therefore the Core Strategy (adopted 2010) and Managing Development Document (Local Plan) (adopted February 2014). The Borough Design Guide is a Supplementary Planning Document (2012) that is a material consideration.

CP1 (Sustainable Development) of the Core Strategy seeks to maintain or enhance the high quality of the environment. In principle the extension of a dwelling that is within a settlement is acceptable.

Policy CP3 (General Principles for development) of the Core Strategy requires proposals to be of a scale, mass, height etc that is appropriate to the area. Developments shouldn't have a detrimental impact upon ecological or heritage. It should contribute to a sense of place and should integrate well into the local surrounds. As noted above, there is a wide range of building designs along Elm Lane with numerous houses extended to the side / rear etc. Each property is therefore unique. The proposed changes will not change how the property appears from the public domain. All views from Elm Lane will remain as per the works approved to date. To the rear there are no public viewpoints. The rear extension would extend the rear elevation at first and second floor to the current rear wall of the ground floor. The design is simple in its form achieving a gable end to the rear. Gables are a feature within the existing line of housing along Elm Lane.

There is space between the house and the adjacent houses meaning the first and second floor extension would not be harmful on their amenity or outlook. The rear extension is not significant ensuring the property would not become overbearing. There are already windows in the rear of the property therefore there is already a possible perception of overlooking. This will not change with the proposed extension.



CC04 (Sustainable Design and Construction) of the Managing Development Delivery Document requires all development, including conversions, alterations and extensions shall incorporate suitable waste management facilities, including on-site recycling. This can be accommodated within the dwelling with there being space available for the recycling of waste. During the construction of the build care will be taken to ensure waste is minimised and where it is generated it will be recycled where appropriate. The requirements of this policy are met.

The parking for the extended dwelling can be accommodated on the large, surfaced area of parking to the front of the dwellinghouse (Figure 1).

Work has been undertaken to the existing roof in accordance with the approval 242600. Through this work it has been confirmed there is no ecological interest in the roof. There is therefore not bat assessment accompanying this application. The extension would not result in the loss of any vegetation as it is taking place over the existing single storey extension. Due to the application being a householder extension, there is no mandatory requirement to provide biodiversity net gain (BNG). This is a recognised exemption.

The proposed extension is a simple rear extension covering the ground and upper floor levels. The design is acceptable as it is of a high quality. The changes would not give rise to an amenity impact for the adjacent existing residents or future residents. A large rear garden would remain for the occupants of the dwellinghouse to enjoy. The proposal is policy compliant and so, planning permission should be granted.

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