

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261603
Site Address:	2 Rhodes Close, Earley, Wokingham, RG6 7XJ
Expiry Date:	1 September 2026
Site Visit Date:	10 April 2026 (260678)
Proposal: Householder application for the proposed erection of a part two storey part first floor side extension following demolition of the existing single storey utility room, plus conversion of the garage to habitable accommodation and changes to fenestration.	

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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
260678	Pre-application advice for the proposed erection of a part two storey part first floor side extension following demolition of existing single storey utility room, plus conversion of the garage to habitable accommodation and changes to fenestration	Replied 16/04/26

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection subject to conditions

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling with all the other dwellings in the close two storey detached dwelling with various extensions and alterations.

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 garage will be converted into an office, with the garage door replaced with a window. The new window would be similar to the existing in size and proportions of current ground floor window along Rhodes Close, meaning that the proposal would not negatively harm the street scene. Furthermore, within the close there are examples of garage conversions such as at no.6, thus it would not look out of place in the street scene.

The Borough Design Guide states that *“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”*.

The part two storey part first floor side extension would be set back from the building line at first floor level by approx. 0.65m, the roof line would not set down but is set 1m away from the boundary of the plot, thus not fully complying with the BDG. A number of dwellings along Rhodes Close have benefited from first floor side extensions with varying degrees of setback distances from the front elevation. Although the extensions does not fully comply with the 1m setback recommended in the BDG, it is considered to be a subservient addition to the main house.

The proposal would not create a terracing effect with no.1 when viewed from the

street scene due to the approx. 2.25m flank to flank separation distance. Whilst continuing the ridge line of dwellings is discouraged, the extension is clearly subservient to the host dwelling as it is set from the front elevation in an is a sufficient distance from the neighbouring properties to not adversely impact the character of the area. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. Furthermore, as stated in the section 23 of BDG *“the roof form of the extension should take it’s form from the main building”*. The side extension would keep and mirror the same pitched roof form of the main building, thus complying with the BDG.

Within the close it’s clear to see the proposal have taken design inspiration from no.5 (010669- image to left), alongside other examples of side extensions such as no.6 (213584) with the ridge line continuing and set back (image to right). Therefore, given the precedence set by the other examples within the close, the proposal would not look out of place nor harm the street scene.



Neighbouring Amenity:

Overlooking: As a result of the side extension, 2 windows to the front will be added; 1 at ground floor and 1 at first floor. The minimum front to front separation distance is 10m as set out in the BDG. The front-to-front separation distance between 2 Rhodes Close and 8 Rhodes Close is over 30m, thus complying with the BDG.

The first-floor side window would overlook onto the front of no.4. The window would serve as an en-suite and would be obscured glazed, thus no overlooking concerns. Furthermore, given the existing dwelling already has a larger first floor window which served as a hall wall, it’s not materially dissimilar.

The ground floor openings to the rear would be screened by the existing boundary treatment, thus no overlooking concerns.

At first floor level to the rear, one window would be added. Most rear gardens in

residential estates are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the new window as part of side/rear extension and it's oblique angle/view of no.1 rear garden. Notwithstanding, this the rear garden is approximately 12m deep and there is an adequate rear to rear separation distance. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The minimum back-to-back separation distance is 26m as set out in the BDG. The back-to-back separation distance between 2 Rhodes Close and 12 Toseland Way is over 30m, thus complying with the BDG. Furthermore, along the rear boundary, there is mature/established vegetation of significant height which would act as natural screening limiting its impact.

Loss of Light: No.1 first floor side window facing the proposed side/rear extension would serve as non-habitable room, thus no loss of light concerns.

Given the built form is above the existing garage and does not project backwards into the garden, it would not result in harmful loss of light to no.1 rear habitable windows.

Overbearing: Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access.

The separation from the site boundary of no.1 is 1m, thus complying with the BDG and would not be considered to be overbearing.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Amenity Space: The garden depth would be greater than the 11m depth recommended in the BDG.

Highway Access and Parking Provision: The proposed development would not result in an increase in the number of bedrooms, which would remain at four. However, the conversion of the existing garage would lead to the loss of an on-site parking space.

In accordance with Wokingham Borough Council's adopted parking standards, new development involving a dwelling of four or more bedrooms is required to provide a minimum of three off-street parking spaces.

As shown on plan AS00326-BP01 REV A, the plan contains 3 parking spaces thus complying with parking standards. Thus, no highway concern.

Flooding and Drainage: The existing dwelling is within flood zone 2 and in an area that experiences low to medium risk of surface water flooding as well as high groundwater levels. The officer has requested a drainage system strategy to be submitted.

The comments from drainage have been taken into consideration, however due to the scale of the scheme which comprises upward development only and does not result in additional ground disturbance, the requirement for a drainage strategy is considered disproportionate and unnecessary in this instance.

Ecology: The submitted Bat Emergence and Re-Entry Survey concludes that a bat licence is not required for the proposed works and the surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements. Thus, no ecological concern.

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.

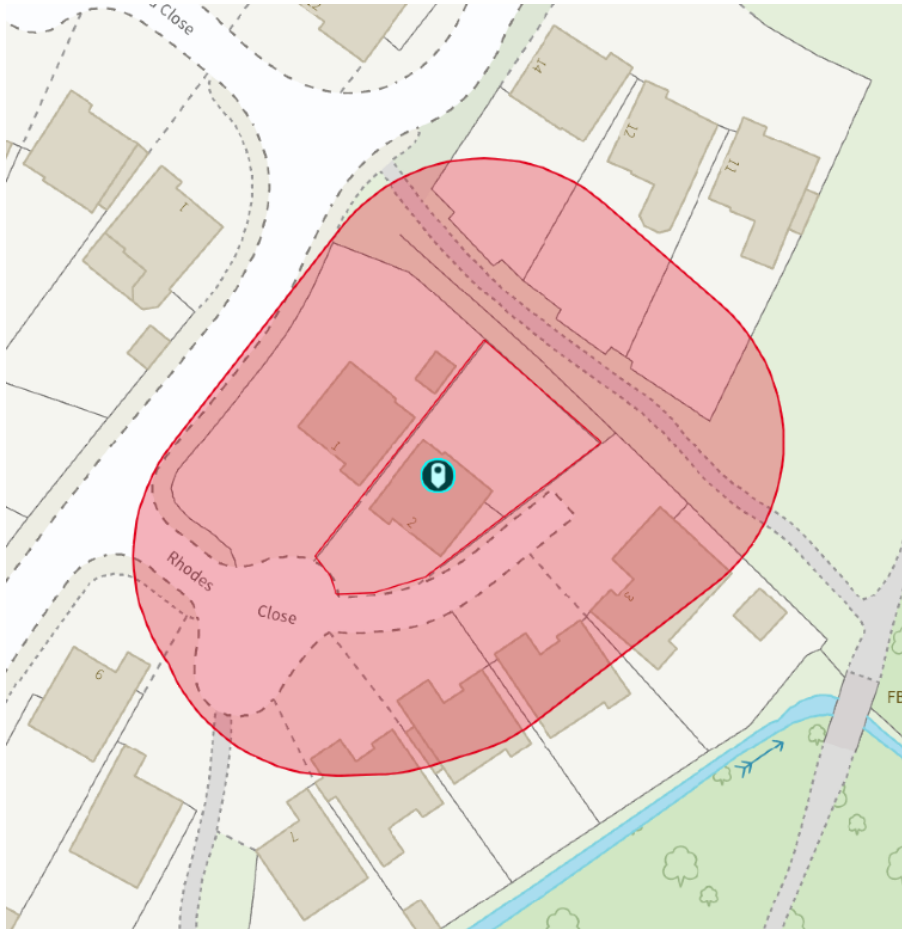
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	Not required
Recommendation:	Approve
Date:	27 August 2026
Earliest date for decision:	29 July 2026

Recommendation agreed by: (Authorised Officer)	
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Date:	27 August 2026
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PLANNING CONSTRAINTS/STATUS



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	land at Riverside Walk, Toseland Way, Lower Earley	Absolute Freehold Estate in Land	BK292815

Flood Zones | Total count: 2

#	flood_zone
1	Flood Zone 2
2	Flood Zone 2

Historic Flood Extent | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Historic Flood Outline	Historic Flood Map

Annual likelihood of surface water flooding 1 in 1000 | Total count: 3

#	depth_band
1	150-300mm

2	<150mm
3	300-600mm

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	PC733	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	PC734	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	PD734	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Local Wildlife Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Local Wildlife Site	Loddon Bridge/Lower Earley Community Woodland

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&notes=&location=480914,172519%20(IRZ%20polygon%20centre)

Grounds Maintenance Boundaries | Total count: 1

#	PPG17 TYPOLOGY	OWNER
1	Parks and Gardens	Wokingham Borough Council

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Hawkedon Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m

