

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251759
Site Address:	40 Chatteris Way, Earley, Wokingham, RG6 4JA
Expiry Date:	16 September 2025
Site Visit Date:	20 August 2025
Proposal: Householder application for the proposed erection of a two storey side extension following partial demolition of existing detached double garage along with 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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
000732	Proposed single storey rear extension to dwelling.	Approved 21/06/2000
020780	Proposed two storey rear extension to dwelling.	Approved 07/03/2002

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	One letter of comment received relating to a request to ensure that no windows are inserted into the rear elevation of the proposed master bedroom in the future and no trees or hedges are removed/pruned to facilitate the development.

APPRAISAL

Site Description:

The application site consists of a two-storey detached dwelling located on the northern side of Chatteris Way, Earley. The application site benefits from a relatively large plot which includes a detached double garage along the northwestern boundary and a large driveway providing on-site parking.

The dwelling is part of a large housing development constructed in the 1980s. The houses vary in form and appearance but are similar through the use of a repeated material palette and architectural features.

Many of the properties have undergone alterations and extensions in a variety of designs and layout.

Typical materials include brick, brick detailing, render and decorative facias.

Proposal:

This application seeks approval for the removal of the existing detached garage and erection of a part single-storey, part two-storey side extension with one front dormer window and a rear hipped gable. The extension would have a pitched roof and a mono-pitch roof form above the single-storey element of the extension.

Proposed materials include uPVC fenestration, brickwork and roof tiles to match the host dwelling.

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).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

There is a level of uniformity to the properties that surround the application site, although there is variation in the layout and design of the original dwellings. The application proposes to remove the existing detached garage and the erection of a part two-storey, part single-storey side extension.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The extension would measure approximately 7.8m in width, 8.6m in depth (at ground floor level) and would retain a separation distance of approximately 1m from the northwestern shared boundary. The development would retain the eaves height of the host dwelling on the rear and flank elevations and would have a lower eaves height on the front elevation. Page 56 of the BDG states that 'A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width' and that 'The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary'. The proposed extension would comply with this guidance.

Section 4.11 of the BDG states that 'the design of the proposed extension must be well considered, should complement the existing building, either by adopting its style, or by a carefully considered contrast, and the roof form of the extension should take its form from the main building'. The proposed first-floor element of the scheme would complement the main house by replicating a pitched roof form and would appear subordinate to the main house by being set back from the principal elevation, set down from the main ridge and set in from the side. The proposed front dormer window would be proportionate in scale to the extension and would be sympathetic to the existing pitched gable on the front elevation.

Whilst it is acknowledged that the first-floor element of the extension would be approximately 2m taller than the existing detached garage, the additional built form would be moved further away from the northwestern boundary by approximately 1.7m. This would open the gap between the dwelling and side boundary and allow wider views into and beyond the plot along the northwestern boundary. This would relate well and contribute to the local character with the development viewed against the green backdrop of the rear garden and protected trees along Cutbush Lane (path and cycle track).

Overall, the proposed side extension would be in-keeping with the style and design of the host dwelling and surrounding properties. The proposed materials would match

with the existing dwelling and would unify the extension with the main house. Due to the position of the host dwelling within the plot in relation to the neighbouring properties, there would be no concerns of a terracing effect being created. Therefore, the proposed development would have no adverse impact to the character of the host dwelling or public realm.

Neighbouring Amenity:

Overlooking:

There is one additional window proposed at first-floor level in the front elevation to serve a bedroom. The window would be more than 28m from the front fenestration of no. 55 Chatteris Way. This complies with BDG guidance which recommends a 10m minimum gap to be retained between front-to-front elevations, in order to safeguard privacy.

There is also one first-floor window proposed in the flank elevation to serve an en-suite bathroom. To mitigate any potential harmful overlooking impacts, it will be conditioned that this side window is obscurely glazed and limiting in opening height to protect the amenity of the occupants at no. 42 Chatteris Way.

A third party raised comments relating to ensuring that first-floor rear facing windows are not inserted into the development at any point in the future. Whilst this is duly noted, each application is only assessed on the individual merits of the proposed scheme. Thus, any future application would also be assessed on compliance with the local development plan unless there are material considerations that indicate otherwise.

Loss of Light & Overbearing:

The proposed development would be located along the northwestern boundary of the plot. No. 42 Chatteris Way is the adjoining neighbouring property and would be more than 6m west of the development. Due to the location, scale and significant separation distances, there are no detrimental impacts that would be generated by the development of this regard.

Highway Access and Parking Provision:

The proposed development would increase the number of habitable rooms. The council's Highways officer was consulted and raised no objection to the proposal. They concluded that the three driveway parking spaces proposed within the red line are acceptable to serve the development.

Landscape and Trees:

A third party raised comments requesting that no trees or hedges are removed to facilitate the development (as stated in the submitted application form). Whilst the comments are duly noted, it is not standard practice to impose such conditions in every case when the application form states that no trees/hedges will be removed. In this instance, there are no protected trees on site, and the existing Laurel hedge is not within such close proximity to the proposed development as to be affected.

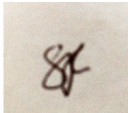
Other:

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
Recommendation:	Approve
Date:	12 September 2025
Earliest date for decision:	14 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12.9.25

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Risk of Flooding from Surface Water | Total count: 1

	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

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	Closest Approximate Distance
1	Hawkedon Ward	0 m

Parishes | Total count: 1

	NAME	Closest Approximate Distance
1	Earley CP	0 m