

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250115
Site Address:	27 Mill Lane, Earley, Wokingham, RG6 7JF
Expiry Date:	18 March 2025
Site Visit Date:	19 February 2025
Proposal: Householder application for the proposed erection of a single storey front extension to form porch, first floor side extension to include alterations to existing front dormers, erection of 1no. dormer to the rear elevation plus insertion of 1no. rooflight to the existing roof.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 CC07 – Parking R23 – Alterations and Extensions
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2014/1979	Proposed increase of existing roof space from hipped roof to gable roof to create additional habitable accommodation, with insertion of 2no front dormer extensions, part conversion of existing garage to habitable accommodation with changes to existing flat roof to gable and erection of a two-storey rear extension with juliet balcony.	Approve 29 th October 2014

CONSULTATION RESPONSES

Internal
WBC Highways WBC CIL
External
N/A

REPRESENTATIONS	
Parish/Town Council	One Objection raised by Earley Town Council: Contrary to Policy CP1, CP3 Contrary and R23 of the Borough Design Guide: Proposed dormer extension is inappropriate in terms of scale, mass, built form and character to the detriment of the area. Fails to maintain the quality of the environment. <i>Officer comments: The first-floor front dormer would extend across the front/side extension. However, being set in approximately 0.6m from the roof on either side and lower than the existing roof line it would appear proportionate to the proposed roof. The roof height of the side extension would tie into the existing roof. Although the side extension roof is not inferior to the existing, it would not appear overly prominent because the ground level is lower than the immediate neighbour at no. 25 Mill Lane. Furthermore, the street scene is varied with houses of different designs and ages. There are also other properties in the street with side extensions. Therefore, the development would not be harmful to the character of the area.</i>
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL
Site Description: The site is an older detached chalet style dwelling house on a residential road in Earley. The property benefits from a paved and gravel front garden that is partially screened from the highway by a green hedge. A garage with sloping roof was added to the north facing side elevation approximately 50 years ago. 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.

Proposal:

The erection of a single storey front extension to form porch; a first-floor side extension; alterations to existing front dormers; erection of 1no. dormer to the rear elevation plus insertion of 1no. rooflight to the existing roof. The first-floor alterations would facilitate the enlargement of bedrooms 3 and 4 as well as the relocation of the ensuite shower room to the rear.

The no. 2 existing first floor dormers on the front elevation would be replaced with one dormer measuring approximately 10.6m in width, 2m in height and have a depth of 2.3m. It would have no. 2 double pane windows and no. 2 triple pane windows to serve bedrooms 3 and 4. The front porch would extend 0.7m in front of the principal elevation. It would have a pitch roof and be 3.6m in height and 3m wide.

The side extension would be above the existing garage and be 0.8m from the neighbouring boundary with no. 25 Mill Lane. The proposed hip roof would tie in with the existing roof line. It would measure 2.5m in width, be approximately 7m in depth and 3.4m in height.

The rear elevation of the extension would have a dormer window measuring approximately 1.4m in width by 1.4m in height to serve the ensuite shower room. The additional roof light would serve the stairs and landing.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Mill Lane is a linear street on a bus route in the residential area of Earley. The street scene is detached and semi-detached houses of varying ages and design. Most properties have front driveways for off road parking and boundary treatments are either hedges, walls or fences.

The Wokingham Borough Council Design Guide (BDG) also provides some guidance on front and side extensions as follows:

- R4: The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- R23: Maximum eaves height and ridge height should be no more than those of the existing property.
- R23: Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.

- R23: Front extensions should not project significantly forward of the building line.
- R23: alterations and extensions to buildings should be well designed, respond positively to the original building and contribute to the local character

The ridge height of the side extension would be in line with the existing roof. However, the ground levels are lower than those at no. 25 and so the roof height would not appear overly prominent. Also, the side extension would be set back from the building line and would be 0.8m from the shared boundary with no. 25 Mill Lane. The front dormer extension would not extend beyond the plane of the existing roof slope and the roof would be lower than the existing roof. The side extension will bring reduce the gap with no. 25 by approximately 2.5m. However, the rhythm of buildings along the street is not uniform and the immediate neighbouring property has also had a side extension added. The porch extends 0.7m in front of the principal elevation and would not be overly prominent. Overall, the impact of the development on the character of the local area would be acceptable in relation to policy CP1 and CP3 of the Core Strategy; and R4 and R23 of the Borough Design Guide.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The side elevation of the extension that faces onto no. 25 Mill Lane would not have any windows. The front dormer windows will not face onto habitable rooms. The dormer window to the rear ensuite shower room should be obscure glazed and non-opening below 1.7m from the internal floor level to protect the privacy of neighbours at no. 25 Mill Lane.

Loss of Light: The side elevation of no. 25 Mill Lane has a small window on the first floor serving a bedroom that may be impacted by the proposed development. However, the main outlook is from the rear bedroom window and this side window is borrowing light from the neighbour. Therefore, there would be minimal impact on loss of light.

Overbearing: The side extension and the front dormer extension would be set back from the existing front and rear facing walls. The height of the first-floor extension would be in line with the existing roof line, and due to the ground level changes, would appear lower than the roof height at no. 25 Mill Lane. The first-floor side extension would be slightly less than 1metre from the shared boundary, but the separation distance will be more than that of the existing ground floor garage that is adjacent to the boundary. Therefore, there are no concerns related to overbearing.

Overall, if the bathroom window at the rear is conditioned to be obscure glazed, fixed shut and non-opening below 1.7m from the internal floor level, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.

Highway Access and Parking Provision:

Highway Officer comments: No objection. The proposal will not result in any additional habitable rooms. The existing level of parking will be retained, and this is considered acceptable to serve the development.

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:	Yes
Recommendation:	Approve
Date:	6 March 2025
Earliest date for decision:	12 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	07/03/25