

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260166
Site Address:	31 Sutcliffe Avenue, Earley, Wokingham, RG6 7JW
Expiry Date:	23 March 2026
Site Visit Date:	12 th March 2026
Proposal: Householder application for the proposed raising of the roof and insertion of rooflights to create additional first floor accommodation, erection of a two storey front/side extension, removal of the existing chimney, front dormer and existing side porch, plus installation of a new porch canopy roof and changes to fenestration, landscaping and boundary treatments.	

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP7 – Biodiversity
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 TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H1 – Housing mix, density and standards NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date

07639	Erection of a Carport	Approved 26 th January 1978
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CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC Landscape and Trees- No objection subject to condition
WBC CIL- No comments received

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council raises no objection
Ward Member(s)	No comments received
Neighbours	1 Representation as follows; - There appear to be two applications which are quite different namely 260166 and 260168 for this address. Both seem fine.

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling which occupies a corner land parcel with two boundaries west and south perimeter, adjacent to Sutcliffe Road. The site is surrounded by dwellings that follow no particular design or character.

Proposal: This application seeks permission for the proposed raising of the roof and insertion of rooflights to create additional first floor accommodation, erection of a two-storey front/side extension, removal of the existing chimney, front dormer and existing side porch, plus installation of a new porch canopy roof and changes to fenestration, landscaping and boundary treatments.

The proposal involves raising the roof by approximately 0.76 metres to provide additional first-floor accommodation, comprising one bedroom and a bathroom. A two-storey front/side extension is also proposed along with a new front porch to provide a new access point. The proposed extension will measure approximately 5.5 metres in height, 5.3 metres in width and 5 metres in depth. This extension would allow for the reconfiguration of the ground floor to create an open-plan kitchen and dining area. At first-floor level, the loft conversion would facilitate the provision of a third bedroom and an additional bathroom. Furthermore, in order to facilitate these changes, the existing chimney, front dormer and porch will be demolished.

Planning History: This application site has had previous applications submitted. Application 07639 submitted in January 1978 for the proposed erection of a carport was approved on 26th January 1978.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Sutcliffe Avenue and the surrounding area comprise a mix of single-storey and two-storey semi-detached and detached dwellings, with no consistent or prevailing architectural style or character. There have been numerous proposals along Sutcliffe Avenue, including first-floor rear extensions, ground-floor rear extensions and the erection of outbuildings that can be seen from the public realm which don't detriment the character of the area.

The National Planning Policy Framework (NPPF) and the National Design Code places significant emphasis on the planning system securing good design. NPPF paragraph 131 states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development"*.

Paragraph 139 states that *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

The proposed development comprises front and side extensions, together with an increase in the roof height to provide first-floor accommodation. As the roof is to be raised, the proposed extensions would not exceed the new ridgeline and would make use of the existing hardstanding. Furthermore, the removal of the existing chimney, front dormer and side porch would reduce the visual bulk of the dwelling, resulting in a more sympathetic and subservient addition that relates to the host dwelling.

R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The application site is modest in size, and the proposed redevelopment is welcomed, particularly as there is no defined or consistent street scene along Sutcliffe Avenue.

As aforementioned, the extensions appear to be a sympathetic and subservient addition to the host dwelling, the extensions are in line with the BDG regarding separation distances, and proposes a proportionate scale, and design. Therefore, the side extension would have an acceptable impact on the appearance of the dwelling, and the public realm.

The design of the extensions will utilise materials that relate well to the existing dwelling, as such the proposal will not have a detrimental impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposal does not exceed the boundary line and is acceptable against the BDG (Borough Design Guide) and NPPF (National Planning Policy Framework). It is noted from the proposed plans that there are proposed fenestration changes to the front, side and rear elevations.

At the south-west elevation, the alterations to the roof form, including the introduction of three rooflights, one small window and four larger windows, would alter the appearance of this elevation. However, the rooflights are set within the roof slope, making this addition screened from the public realm.

The removal of the existing left-hand window, front porch and front door would simplify the elevation. As previously mentioned, this will reduce the visual bulk of the existing resulting in a more cohesive appearance.

The proposed changes to the north-west elevation, including the removal of the existing chimney, dormer and first-floor window, would result in a notable reduction in visual bulk. Their replacement with a single small window would create a simplified and cohesive elevation, which is considered to better reflect a subservient relationship to the host dwelling and reduce the overall massing.

At the south-east elevation, the removal of the two bay windows, first-floor window and chimney would again reduce the visual mass of the existing built form. The replacement of these elements with a new porch, access point and ground-floor window would introduce a better flow to the host dwelling, therefore, improving the appearance of the elevation and view from the public realm.

The north-east elevation would be changed through the removal of all existing windows and their replacement with three medium-sized windows and one larger window. Given the scale of fenestration changes, size of plot and this being welcomed to achieve a more coherent and cohesive look, this poses no concern for overlooking, loss of light, or overbearing.

Highway Access and Parking Provision: The submitted block plan shows spaces for three parking spaces. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Landscape and Trees: The Council's Landscape and Tree Officer has reviewed this application. Whilst no objection has been raised, it is important to note the following;

"The property is demarcated from the street by a low brick masonry wall planted with deciduous hedge like many nearby properties, which provides substantial privacy, preventing overlook, and softens the interface between private and public realms. At the time of the Site Visit, the Officer observed an overgrown front and rear garden with several recently excavated areas. There are no protected trees on or near the Site that will be impacted by the proposed changes".

As a condition detailed below, the Tree and Landscape Officer would like to see the boundary vegetation along Sutcliffe Road retained in situ for its contribution to the street scene. No vegetation should be removed from the Site over than what is specified in the drawing, Proposed Site Plan (Ref: Keri Barr Architects, Drawing No. A119b Rev 2, 26/01/2026).

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	Yes
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Recommendation:	Approve
Date:	18 March 2026
Earliest date for decision:	16 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.03.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant