

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252977
Site Address:	10 Merrifield Close, Earley, Wokingham, RG6 4BN
Expiry Date:	30 January 2026
Site Visit Date:	06/01/25
Proposal: Householder application for the proposed single storey rear extension with roof lights and changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
002527	Proposed two storey side extension to dwelling plus loft conversion	Approved 03 November 2000
150739	Proposed erection of a two-storey side extension, part conversion of existing garage to additional habitable accommodation.	Approved 02 June 2015

CONSULTATION RESPONSES

Internal
WBC Drainage- no objections subject to conditions
External

N/A

REPRESENTATIONS

Parish/Town Council	ETC raises no objection to this application.
Ward Member(s)	No comments received
Neighbours	One resident comment has been received which outlines that the proposed guttering appears to overhang onto a neighbour's property. <i>(Officer note: the applicant has signed certificate A outlining they own all of the land required to carry out the development. This permission does not grant the right to encroach onto land outside of the applicant's ownership. Further it is noted that the proposed extension does not project further (including guttering) than the existing dwelling which is equally located on the boundary).</i>

APPRAISAL

Site Description:

The application relates to a two-storey; detached dwelling located in Earley within a major development location.

Previously the property has had a side extension, and a garage conversion granted planning permission.

The proposal seeks to construct a single storey front rear extension to include rooflights and changes to fenestration.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The dwellings in the area are predominantly irregular in form and do not conform to strict building lines, though, the vernacular is similar. Numerous properties within Merrifield close have already been granted planning permission for both side and front extensions which informs the character and appearance of the area. As such, the proposed extension is consistent with the existing character of the area and does not appear out of place.

The new rear extension will create an open plan kitchen, dining and family room. This space will have two doors, as well as rooflights serving to bring in natural light and ventilation. Additionally, on the front elevation, the proposal seeks to convert the existing garage door to a window. The garage has previously been converted into a storeroom, and it is now proposed that this space will be used as a home office.

The proposed materials used in the extension would match the existing materials of the dwelling and this matter is secured by planning condition.

Neighbouring Amenity:

Overlooking:

The front elevation has the addition of a window but due to the position of the dwelling it is not facing neighbouring properties' windows.

There is also the installation of a door to the rear elevation. Four Roof lights are proposed and since it is a single storey extension, this means that they do not face directly onto neighbouring private amenity areas and views are limited vertically only. As such, no concerns are raised with respect to overlooking or loss of privacy.

Loss of Light and Overbearing:

The proposed rear extension of the dwelling continues from the existing side extension creating a larger kitchen/dining room and family room. The extension will be 3.55m in height with a pitched roof and 2.20m to the eaves and will include two new doors. Since the new extension continues from the existing extension there is an addition of 4.50m on one side and 2.45m in width on the other side. Due to its modest size and location, the proposal will not result in any overbearing impact or loss of light to neighbouring properties.

Additionally, the neighbouring property (no.11) benefits from a conservatory positioned close to the boundary, which is of a similar width and projection to the proposed extension. Therefore, the proposal would be in keeping with the established pattern of development along the street and would not appear out of character or result in an unacceptable impact on neighbouring amenity.

Due to its modest size and location, the proposal will not result in any overbearing impact or loss of light to neighbouring properties.

Highway Access and Parking Provision:

The proposed floorplan submitted indicates no change in the numbers of habitable rooms.

Therefore, it can be confirmed that the proposed extensions will not affect the existing driveway parking provision. It is therefore expected that there will be no additional demand for car parking, nor reduction in parking provision. No negative impacts on abilities for cycle storage are expected, which is acceptable.

Amenity Space:

Due to the limited scope of this extension, there would be minimal loss of amenity space. The residual garden space remains broadly in keeping with the Borough Design Guide (BDG), which states that “the Council’s minimum garden length of 11 metres is a generally accepted guideline for private garden space, provided the space is usable.”

Following the extension, the total length of the rear amenity space would measure approximately 10.70 metres, which represents a marginal shortfall of 0.30 metres. Given the modest nature of this deviation, together with the usability and functional quality of the remaining garden area, the proposal is considered acceptable and would not result in a material harm to residential amenity.

Flooding and Drainage:

The site is located within Flood Zone 1 but lies in an area identified as having a medium risk of surface water flooding. Drainage officers raise no objection to the principle of the development as shown on the submitted plans; however, as detailed drainage information has not been provided, a condition was recommended. In this instance, given the proposed rear extension amasses a relatively modest portion of the rear amenity space, a condition requiring drainage details would not meet the 6 tests outlines within the Planning Practice Guidance/ NPPF (unreasonable), thus one is not pursued.

Landscape and Trees:

There are no anticipated impacts on existing vegetation, given the proposal is located in the vast majority in the built footprint of the existing dwelling.

Conclusion:

Subject to conditions, this application complies with the Development Plan and therefore 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:	Not required
Recommendation:	Approval subject to conditions
Date:	26 January 2026
Earliest date for decision:	29 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	30.01.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 Major Development Locations Earley

Risk of Flooding from Surface Water | Total count: 3

1 Environment Agency Surface Water Flood Zones 1 in 30 year risk extent

2 Environment Agency Surface Water Flood Zones 1 in 100 year risk extent

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

Great Crested Newt Impact Risk Zones | Total count: 1

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

Landscape Character Assessment 2019 | Total count: 1

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