

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252362
Site Address:	161 Church Road, Earley, Wokingham, RG6 1HQ
Expiry Date:	13 January 2026
Site Visit Date:	N/A
Proposal: Householder application for proposed single storey side/rear extension including roof light following demolition of the garage, single storey front extension to form a porch, two storey side extension, plus a loft conversion facilitated by a hip to gable roof alteration, 2 No roof lights to the front elevation, a flat roof dormer to the rear elevation (Retrospective)	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
232818	Application for a certificate of lawfulness for the proposed hip to gable extension and conversion of the loft, rear dormer along with rooflights to the front main elevation and changes to fenestration	January 2024
232820	Householder application for the proposed erection of a single storey front extension to form a porch and a single storey side and single storey	January 2024

	rear extension, following demolition of the existing garage / single storey side extension.	
241471	Householder application for the proposed erection of part single part two storey side extension, single storey rear extension and front porch, following demolition of existing garage.	August 2024

CONSULTATION RESPONSES

Internal

WBC Enforcement-No comments received
WBC Digital Solutions Scanning- No comments received
WBC Ecology- No comment

External

None Consulted

REPRESENTATIONS

Parish/Town Council

ETC raises objection to this application and recommends that WBC refuses the application for the following reasons:

- 1- The drawings as submitted do not reflect the dwelling as extended, as they do not include the second floor/attic floor plan approved under 232818.*
- 2- The application is unclear as to which approval the variation is sought as the description does not refer to either of the approvals, 241471 and 232818, rather to a combination of the two for which a specific approval does not exist. Although the submitted drawings show the combination of the two approvals, other than the loft plan, the application description makes no reference to this. There has been no opportunity to consider the overall impact of the combined approvals by way of a combined application, to the detriment of the amenity of local residents in not being able to assess the proposals against any harm that may be caused under Policy CP3.*
- 3- If WBC are minded approving this application, then the relevant conditions from approvals 232818 and 241471 should be applied.*

Earley Town Council raises no objection subject to condition(s)

- 1. ETC requests that the relevant conditions attached to existing approvals 232818 and 242471 are applied to any approval granted under this application, as appropriate. In addition, ETC would be grateful if they could be advised of the planning*

	<i>status of the outbuilding shown on the drawings accompany application 252362.</i> Officer Comment: The agent has been contacted and revised plans have been submitted along with a change in description to reflect the proposed works.
Ward Member(s)	Representations from Councillor Stephen Newton as follows: <i>-There remains the issue with the use of the loft space which is not dealt with in this application. The loft space is clearly being used as accommodation, yet I am not aware of any plans being submitted showing the access to this space.</i> Officer Comment: The agent has been contacted and revised plans have been submitted along with a change in description to reflect the proposed works.
Neighbours	Representations from ACER as follows: <i>-The loft floor plans are missing, existing access to the loft is not shown on submitted plans, overlooking into previously private areas of neighbouring gardens is unacceptable, parking provision is insufficient for a five-bedroom property, there is no soft landscaping in the front garden to comply with Policy TB06 and the Borough Design Guide, the extension is not subservient to the host dwelling, the hipped roof has been replaced with a part gable end which is not in keeping</i> <i>-ACER object to the cumulative piecemeal development at this property which has resulted in a greatly extended five-bedroom property with significant intrusive overlooking into previously private areas of neighbouring gardens and inadequate parking.</i> Representations from Mr Luck as follows: <i>-Apart from the roof lights and the canvas awning, these submitted drawings also show a conversion from a hipped to gable end roof over the coat dwelling, when compared with 242471. There does not appear to be any planning history of this change, and there's no mention in the description. Should the description of development be amended</i> <i>-This application appears to seek approval to variations to the combined approvals 232818 and 241471 yet does not include the second floor/loft plan approved under 232818. Can the applicant be asked to submit this missing floor plan.</i> <i>- Still not clear what the changes are from this application, and which set of approved drawings, 242471 or 232818, they apply to. Is this application meant to combine approvals 242471 and 232818, if so, should this application be a full</i>

	<i>application rather than a S73, as the changes are quite significant compared to 242471 or 232818. However, the drawings submitted are treating this as a full application not a variation, as the drawings relate back to the original unextended dwelling drawings not to one of the existing approvals to which a variation would be sought.</i> Officer Comment: The agent has been contacted and revised plans have been submitted along with a change in description to reflect the proposed works.
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APPRAISAL

Site Description: This application relates to a proposed single storey side/rear extension including roof light following demolition of the garage, single storey front extension to form a porch, two storey side extension, plus a loft conversion facilitated by a hip to gable roof alteration, 2 No roof lights to the front elevation, a flat roof dormer to the rear elevation (Retrospective).

The site is a two-storey semi-detached dwelling with off-street parking and a rear garden, located in the established residential area in Earley, Wokingham. The surrounding area is characterised by a mixture of residential properties which have different design, character and appearance.

The site sits on the corner of Church Road and Palmerstone Road, though 161a Church Road sits behind the site on the corner, so the host dwelling is approximately 7.5 metres from the junction of Church Road and Palmerstone Road.

Planning History: The application site has had previous planning applications submitted. Application 232818 (submitted in November 2023) consisted of a certificate of lawfulness for the proposed hip to gable extension and conversion of the loft, rear dormer along with rooflights to the front main elevation and changes to fenestration, which was approved. Application 232820 followed in (November 2023) consisted of a Householder application for the proposed erection of a single storey front extension to form a porch and a single storey side and single storey rear extension, following demolition of the existing garage / single storey side extension, which was withdrawn. Later followed by application 241471 (Submitted in June 2024) which was approved.

Proposal: The application seeks to erect a single storey side/rear extension including roof light following demolition of the garage, single storey front extension to form a porch, two storey side extension, plus a loft conversion facilitated by a hip to gable roof alteration, 2 No roof lights to the front elevation, a flat roof dormer to the rear elevation (Retrospective).

The main differences with this application in comparison to the previous are;

- *The roof formation*
- *2No roof lanterns to the single storey rear elevation*
- *1No additional dormer to the rear elevation*
- *Change in materials*

- *2No additional roof lights to the front elevation*
- *Second floor side window on the north elevation*

It is worth noting that previous planning application descriptions are included within this proposal as the original extension was not built out in accordance with the approved plans from application 241471. As this extension adjoins the roof extension approved via certificate application 232818, it means that the roof extension is also no longer permitted development and is therefore being regularised through this application.

It is noted that a number of the comments relate to a variation to the historic applications. This is a new planning permission being sought to regularise the development on site rather than a variation to previous permission. The development applied for will be assessed on its own merits, though broad principles of a similar style extension have been set out in previous permissions.

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.

Church Road Earley is a predominantly residential area comprising or residential dwellings that vary in character and design. Along this part of the road there is no consistent building line and varying examples of side extensions and roof alterations that are visible from the street scene.

The proposed front extension would be approximately 1.5 metres in depth, 2.5 metres in width, 2.5 metres to eaves and 3.5 metres. The proposed front extension would not extend significantly beyond the front elevation of the host dwelling and would be in line with the front elevation of no. 157A and behind no. 157. Moreover, the extension would have a hipped roof which is in-keeping with the host dwelling. Furthermore, as seen along Church Road, there are varying styles of frontages with no set design. Therefore, the proposed single storey front extension would not have a detrimental impact on the character of the area.

The proposed development would seek a part single, part two-storey side extension. The ground floor element would be approximately 2.5 metres in width, 7.5 metres in depth, 2.5 metres to eaves, and 3.5 metres to ridge. The first-floor element would approximately measure 2.5 metres in width, 4 metres in depth, 5 metres to eaves and 7 metres to ridge.

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

The first-floor extension would not be set back from the frontage but set down from the main ridge at approximately 1.5 meters and be modest in scale.

The first-floor side extension has changed roof form from the previous applications (241471) and (232818). The proposed roof form has changed from hipped to part gable which is no longer matching the adjoining dwelling, which changes the character and design of both these properties. However, this minor change is not considered to detrimentally harm the character and appearance of the area.

Moreover, the side extension is set right on the boundary, however due to the location of 161a Church Road, this isn't deemed to cause a terracing effect therefore, causing no impact on neighbouring amenity.

The proposed single storey rear extension would be approximately 6 metres in depth, 8 metres in width and 2.5 metres to eaves.

The proposed rear extension would have a crown roof which is not seen on the host dwelling. However, as previously mentioned Church Road has no set design and/or character, so this single storey rear extension is not deemed to have a detrimental impact to the character and design of the host dwelling.

The proposed loft conversion seeks to facilitate a new bedroom and ensuite. The proposal will see changes to the existing roof form, from a hipped roof to gable end with a flat roof dormer to the rear and 2No roof lights to the front elevation.

The proposed dormer will be to the rear of the dwelling and does not project beyond the height of the neighbouring properties roof line. Furthermore, the proposal will utilise materials that match the host dwelling which ensures that the dormers appear a subservient and sympathetic addition to the property.

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: Regarding neighbouring amenity, there are no dwellings to the rear of 161a Church Road, therefore the proposed dormer is unlikely to cause any adverse impact on overlooking, loss of light or overbearing. In addition to this, there are no proposed fenestration changes to the north and south elevation again causing no concern for overlooking, loss of light or overbearing.

It is worth noting that the proposed side extension would not have eaves greater than the existing and would be set down from the ridge height, although the extension is set right to the boundary, there was a garage of similar height dimensions in the same place of the proposed extension, therefore as previously discussed the side extension is unlikely to cause a terracing effect and minimal change to the front elevation.

Highway Access and Parking Provision: There has been objections from neighbours regarding insufficient space to park on site. It is worth noting that the Highways Officer had no objection to the previous application which had a similar parking arrangement, subject to condition(s) below

- *'The proposal will not have a significant impact in respect of the overall number of habitable rooms and therefore the councils parking standards are unaffected'*
- *'The garage will be removed; however, the dimensions do not meet the councils standards for parking a car and as such there is no loss of parking'*
- *'The submitted drawing maintains the existing provision for two vehicles and the level of parking is considered acceptable in this instance'*
- *'The proposal removes ability to provide secure and covered cycle storage and therefore alternative provision is recommended'*

Ecology: Although the site is suitable for bat roosts, the Council's Ecology Officer has reviewed the above application and has no objection to the proposal.

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/No/Not required
Recommendation:	
Date:	6 January 2026
Earliest date for decision:	11 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18 February 2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant