

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252825
Site Address:	11 Felixstowe Close, Earley, Wokingham. RG6 3UF
Expiry Date:	23 January 2026
Site Visit Date:	8 December 2025
Proposal: Householder application for the proposed single-storey side extension and conversion of existing storage building to habitable accommodation plus 1no. rooflight.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
210261	Householder application for the proposed erection of a single storey front extension to form porch plus a first-floor side extension including 3no. Juliet balconies with changes to fenestration.	APP – 16 March 2021
110769	Proposed erection of single storey side and rear extensions to dwelling	APP – 23 January 2012
122093	Proposed erection of single storey side and rear extensions to dwelling, plus erection of storage shed to side garden.	APP – 10 October 2012

120425	Proposed erection of single storey side and rear extensions to dwelling.	REF – 23 May 2012
--------	--	-------------------

CONSULTATION RESPONSES

Internal

No comments received.

External

N/a

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection, subject to condition that the separate unit is not to be used as an accommodation space for fee paying occupants to ensure that adequate car parking is always available and to protect the amenity of neighbouring properties (Policies CC07 and CP3). Officer response: This has been secured via a condition.
Ward Member(s)	No comments received.
Neighbours	One comment received: "There does not appear to be a 'proposed floor plan' with the application?" Officer response: Proposed Ground Floor Plans have been submitted with this application.

APPRAISAL

Site Description:

The application site is situated in Earley, a Major Development Location. The dwelling is two-storey, semi-detached and constructed in red-brick with dark-grey roof tiles. It occupies a corner plot facing onto an adopted footpath and communal park area, with Gypsy Lane toward the North and Felixstowe Close toward the West. Vehicular access is at the rear and to a garage in a block.

The property has unique features including, Juliet balconies, rooflights and a flat-roofed storage shed on the northern side. There is a modest grassed garden with tall trees on the northern boundary to Gypsy Lane and a small front garden with porch.

The dwelling has parking toward the rear of the property on a shared driveway and has a detached garage with 1no. vehicle capacity.

Most dwellings in this area are semi-detached and two-storey. However, there is the occasional detached property such as 24 and 22 Felixstowe Close.

Proposal:

Householder application for the proposed conversion of existing storage building to habitable accommodation plus insertion of 1no. roof light.

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.

Design/ Character of the Area:

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.

The development extends the existing structure by approximately 1m from 4.25m to 5.25m in depth toward the rear, where it has limited viewpoints from the public realm due to its single-storey formation and the tall trees on the northern boundary. On the northern side, the wall follows an angled alignment, which is consistent with the existing formation. The front-facing angled wall increases by 0.85m in length, from 2.75m to 3.6m and the rear angled wall increases by 0.50m (2.5m to 3m). The walls will use red bricks to match the host dwelling.

The height increases by 0.50m (2.25m to 2.75m). This a modest increase and the proposed height remain significantly lower than that of the host dwelling's eaves (5m) and ridge height (8m). A separation distance of 1m between the side wall of the proposal and the boundary would be maintained and the front wall would not project forward of the principal elevation. Lastly, the development retains the building line of the existing storage building and is considered harmonious to the surrounding dwellings as the dimensional alterations are minor and occupy a similar footprint to the existing structure.

There are no proposed side windows and the fenestration on the front elevation of the proposal will be changed from timber doors and frames to white UPVC frames and double-glazed door. The existing rear elevation has a singular square window and a timber door. The proposal removes the window and replaces the singular door with two, UPVC framed and double-glazed alternatives. 1no. rooflights are proposed, this is deemed acceptable in terms of design and dimension. The materials, design and shape of the fenestrations are deemed acceptable, continuous with the dwelling and surrounding character. Therefore, meeting of the BDG and Policies CP1 and CP3 in these respects.

Therefore, the proposal is deemed acceptable in its relationship to the surrounding streetscape and character and thus meets the BDG requirements for side extensions.

Overall, the proposal poses no harm to the character of the area and complies with policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The extension is single-storey and relates to a predominantly internal conversion and modest 0.5m raising of the roof and there would be no increase in overlooking because of changes to fenestration, or direct lines of sight into neighbouring properties.

Loss of Light:

There would be no additional loss of light to neighbouring amenity.

Overbearing:

The proposal would not be visually overbearing due to its modest scale and being single storey. The neighbouring property will have access to sufficient amenity space.

Therefore, there would be no harm to neighbour amenity, and the proposal would comply with CP3 of the Core Strategy.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The existing parking provision includes 1no. garage with capacity for 1no. vehicle and there is 1no. additional parking space provided within a shared, off-street parking area. The dwelling currently has 3no. bedrooms. According to WBC Parking Standards a 3-bedroom dwelling must only have 2no. spaces. As the conversion is for a gymnasium and is not increasing habitable rooms, the existing capacity will not be impacted and therefore meets Policy CC07 of the MDD.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy 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, 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

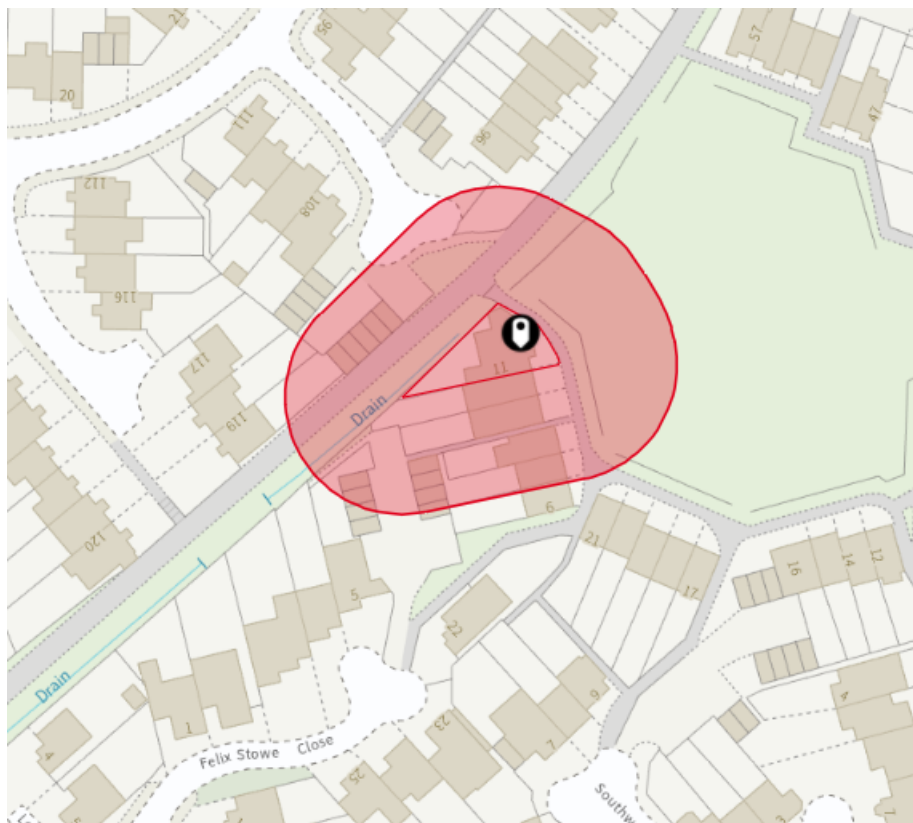
planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials and specified 4. CU3: Non-sale/No let
Date:	13 January 2026
Earliest date for decision:	23 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/01/26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
---	--------------	------

1	Major Development Locations	Earley
----------	------------------------------------	---------------

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Flood Zones | Total count: 1

#	flood_zone
1	Flood Zone 3

Water Network Watercourse Consultation Zone | Total count: 1

#	watercourseName	form
1	No data	inlandRiver

Risk of Flooding from Surface Water | Total count: 2

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

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=&location=473915,172259%20(IRZ%20polygon%20centre)

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 of area	Closest Approximate Distance
1	Hawkedon Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m