

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260011
Site Address:	61 Culver Lane, Earley, Wokingham, RG6 1DX
Expiry Date:	11 March 2026
Site Visit Date:	20 November 2025 (252596)
Proposal: Householder application for the proposed erection of a single storey rear extension and garage conversion.	

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
032412	Proposed 2 storey rear extension, single storey front extension plus rear dormer to form room in roof space at no 59, first floor rear extension to no 57 and two storey side and single storey rear extension plus first floor rear extension to no.61.	Refused 27/11/03
042289	Proposed 2 storey rear extension to no.59, first floor rear and single storey side extensions to no.61 and first floor rear extension to no. 57.	Refused 09/06/04
052139	Proposed 2 storey rear extension to no. 59 and first floor rear & side extensions plus rear conservatory to no 61.	Approved 06/06/05
252596	Householder application for the proposed single-storey rear extension and garage conversion.	Approved 15/05/25

CONSULTATION RESPONSES

Internal

None consulted
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Earley Town Council: No objection.
Ward Member(s)	No comments received
Neighbours	No comments received
The ACER The Whitegates Residents Association	Impact upon loss of light to no.59 habitable rooms and part wall agreement. Officer response: Loss of light addressed in report. The proposal would not include any works on, over or under a neighbour's land or property. However, the proposal may require compliances with the requirement of the Party Wall etc. Act 1996. While this is not a material planning consideration, an informative is recommended to draw the applicant's attention to the requirements of the Party Wall Act.

APPRAISAL
Site Description: Two storey semi-detached house. The proposed development is similar to that approved under 252596 but increases the size of the rear extension by approximately 2m. 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: The garage would be converted into a gym, with the garage door being replaced by a window. The proposal would differ to the current street scene and slightly alter the characteristics of the street but, would be a minor alteration and would not harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

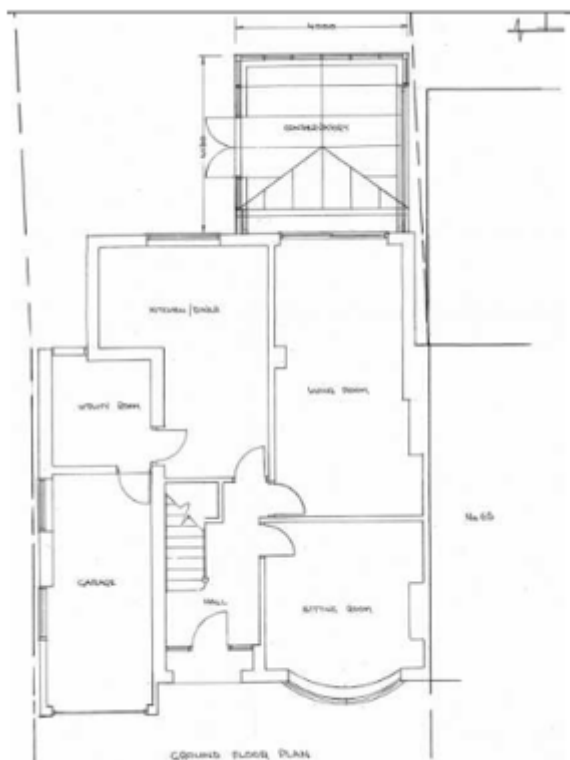
The flat roofed single storey rear extension depth would be approx. 5.03m in depth which would exceed the recommended 4m depth for extensions within the Borough Design Guide, thus not complying (2m greater in depth then 252596). However, the site has sufficient garden space to accommodate for such sized extension and with it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have any adverse impact on the character of the host property or surrounding area. The proposed extension would be minor and subservient feature which would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted into habitable accommodation. Whilst the proposed window would face another property, it is noted that Culver Lane, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur.

The double door for the dining room and window for the kitchen to the rear outlook would be screened by the existing fencing, thus no overlooking concerns.

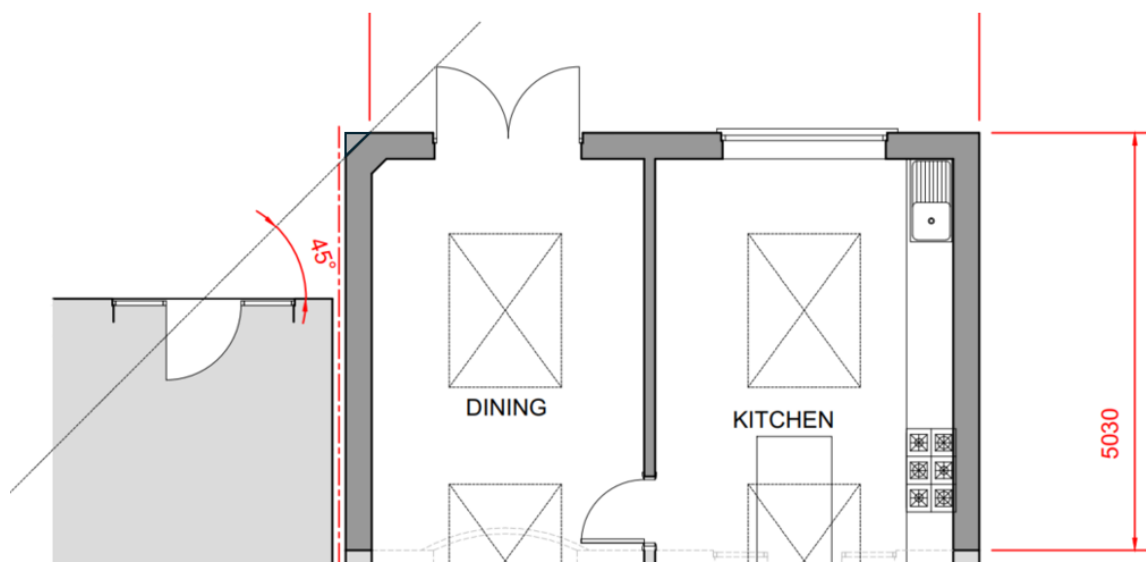
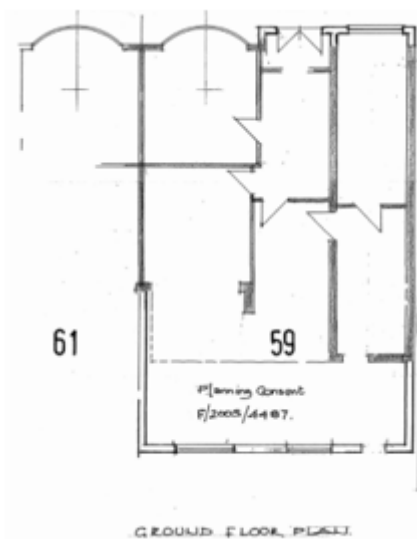
Loss of Light: In terms of no.63, the closet rear window would be for a utility room which is classed as non-habitable room, thus no concern (ref: 042722).



The other closest rear window would be for a kitchen/diner. Given the window would be over 4m from the flank wall of the rear extension and a smaller extension has

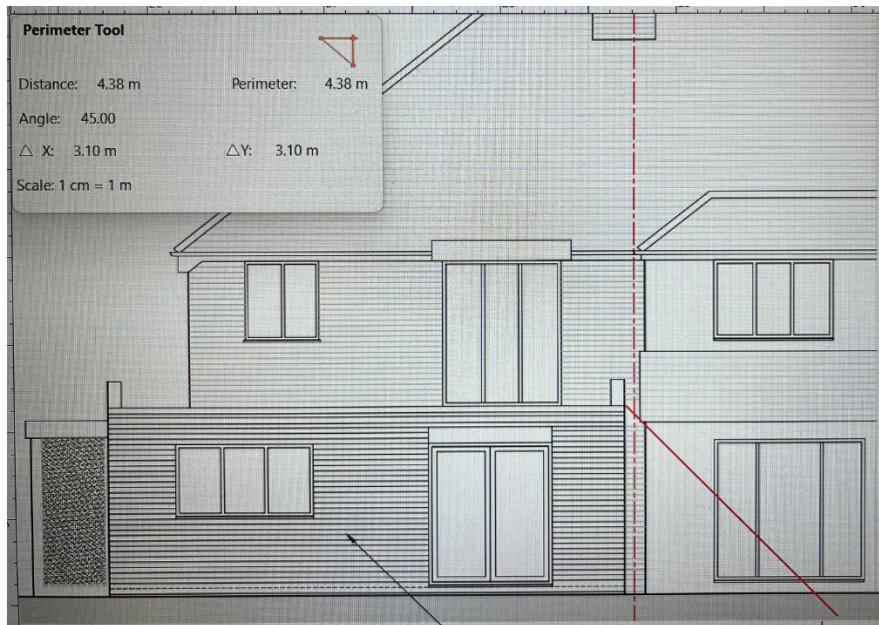
already been approved which would have a similar impact the proposed scheme would not have a materially different impact than what has already been approved. Also, it's important to note no objection was raised from no.63.

In terms of no.59, the single storey rear extension would project forwards of no.59 rear building line by approx. 2m. Given the rear extension would be up to the boundary of no.59, there is potential loss of light to the ground floor windows (see no.59 floor plan below).



When a 45° line is drawn from the centre of no.59 closest rear window in plan form, the 45° degree line would marginally be breached as a result of the extension.

In elevation form, the assessment indicates that more than 50% of the opening of the neighbouring elevation at no. 59 would fall within the 45-degree line. Thus, not resulting in harmful loss of light.



Whilst there would be marginally breach in plan form, but it would comply in elevation form. The affected room would still benefit from adequate overall levels of natural light, and the impact is therefore not considered to be materially harmful.

Overbearing: It recommended that the height of extensions should be no more than 3m when adjacent to the boundary in the Borough Design Guide. The height of the rear extension would be approx. 2.72m, thus complying with the BDG.

Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access. The existing gap between the boundary and no.63 is maintained and the extension follows the existing party wall along the boundary with no.59 – this is considered acceptable.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Highway Access and Parking Provision: The proposal will convert the garage into a gym. The number of bedrooms is 3, which is not changing. The proposal would comply with WBC's adopted parking standard after development given plan P1678-01 shows 2 parking spaces with property having 3 bedrooms. Thus, no highway concerns.

Amenity Space: The remaining garden space would be over 11m, thus complying with the BDG.

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

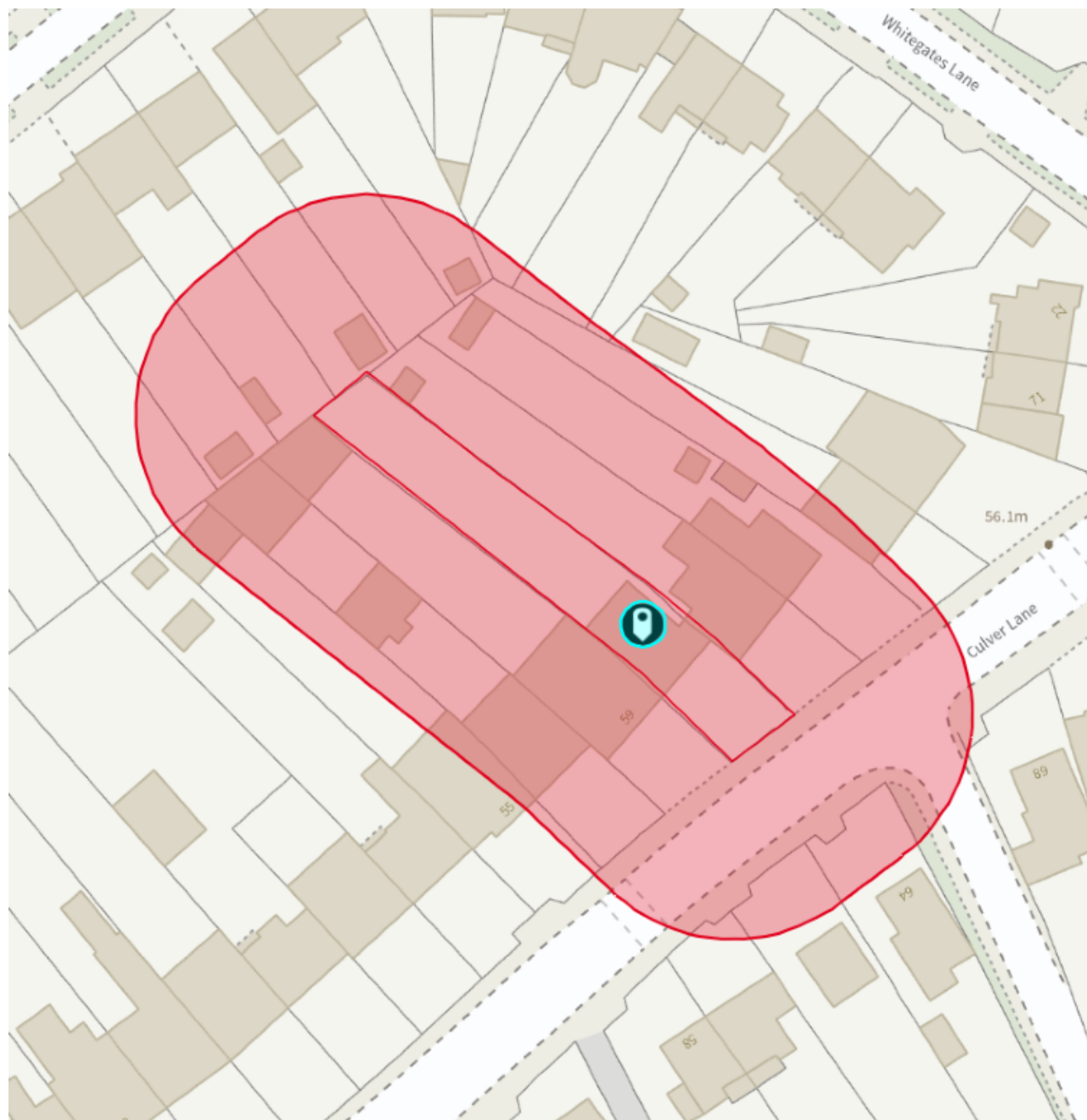
practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

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:	Approve
Date:	9 March 2026
Earliest date for decision:	4 February 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	10 March 2026

PLANNING CONSTRAINTS/STATUS



No legend

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: 2

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

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.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	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=03000000530000-es=&location=473915,172259%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	Thames Water Earley Consultation Zone	Any development

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	Maiden Erlegh & Whitegates Ward	0 m

Parishes | Total count: 1

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