

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251956
Site Address:	20 Springdale, Earley, Wokingham, RG6 5PR
Expiry Date:	16 October 2025
Site Visit Date:	28/08/2025
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
101488	Proposed erection of utility room to connect ground floor with garage and installation of ensuite on first floor.	14/5/2010 Approved

CONSULTATION RESPONSES

Internal
None consulted
External
None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council – No objections
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is located within the major development location of Earley, within 'Springdale'. The street scene is predominantly characterised by two-storey semi-detached dwellings of a similar age and style. There is little variation in the character or material finish of the properties, with brick being the dominant external material.

The application property benefits from a large rear garden and is enclosed by high fencing to the rear and sides, approximately 1.7 metres in height, providing a good level of screening from neighbouring plots.

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, within the major development location of Earley 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 proposed development involves the demolition of the existing conservatory and the construction of a single-storey rear extension to provide an enlarged family/dining area. The extension would feature a flat roof with a rooflight and would also include minor internal remodelling, spanning the width of the existing dwelling.

The existing conservatory has a maximum height of approximately 3.3 metres. The proposed extension would have a height of approximately 2.9 metres, with an additional 0.4 metres for the rooflight.

The proposed extension would have a depth of approximately 3.6 metres, which is within the 4-metre limit recommended for single-storey rear extensions in the Borough Design Guide.

While the proposed extension would be larger than the existing conservatory with respect to its width and floorspace, its overall form, scale, and position would result in a similar visual impact given its location. Being located to the rear of the property, it would not be visible from the street scene and would therefore not adversely affect the character or appearance of the surrounding area in compliance with CP1 and CP3 of the Core Strategy as well as the Borough Design Guide.

Neighbouring Amenity:

Overlooking:

At current, the conservatory is located at the rear of the property in the back garden. The single storey rear extension would have a very similar outlook, so it is not going to have a significant harmful impact in terms of potential privacy issues or overlooking concerns.

Loss of Light/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 proposed has a max of c3.3m including the added height of the roof light, and a max roof height of c2.9, which is in keeping of the BDG. 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 not increase the number of habitable rooms. The existing resident permit parking arrangements are therefore considered acceptable in this instance.

Amenity Space:

The proposal reduces the amount of amenity space available to the property (given it spans the width of the existing dwelling) but it would still be roughly triangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide

Furthermore, the proposal does not infringe on the BDG design guide's minimum garden length of 11m, at c25.8 m along the rear boundary and maintains a c149sq m area following proposed development. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupiers.

Conclusion:

The proposed single-storey rear extension is considered to be an acceptable form of development within the context of the application site and its surroundings. It is appropriately scaled and designed in line with the guidance set out in the Borough Design. The extension would not be visible from the public realm and would not result in harm to the character or appearance of the host property or the surrounding area.

Regarding neighbouring amenity, the proposal is not anticipated to result in unacceptable impacts through overlooking, loss of light, or overbearing. The design remains within recommended height limits and reflects the scale and form of similar residential extensions in the locality. As such, the development, is considered to be acceptable and is recommended for approval, subject to relevant conditions.

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:	Approved
Date:	24/09/2025
Earliest date for decision:	13 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24.09.25

PLANNING CONSTRAINTS/STATUS

- *Sharp Sand and Gravel*
- *Consultation Zone - Major Nuclear Site*
- *Great Crested Newt Impact*
- *Risk Zone*
- *Landscape Character Assessment 2019*