

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250943
Site Address:	1 Hilltop Road, Earley, Wokingham, RG6 1BY
Expiry Date:	9 September 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for the proposed single storey rear extension to replace existing conservatory, along with alterations to the roof to serve an extension of the loft conversion.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zones
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zones
Landscape Character Assessment
SSSI Impact Risk Zones

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
None

External
None

REPRESENTATIONS	
Parish/Town Council	Earley Town Council raise no objection to the application subject to WBC imposing a condition requiring the cill height of the rooflights (facing no. 3) be at least 1.7m above the finished first floor level in order to protect the amenity and privacy of no. 3.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application and their comments are summarised below: The front dormer appears 'top heavy', why is the fascia so high with regards to the anticipated ceiling level, given that the head of the window will be 2.1m above the floor level. <i>Officer comments: The front dormer is an existing feature of the property and does not form part of the application.</i>

APPRAISAL
Description of Development: This application seeks permission to erect a single storey rear extension to the dwelling to provide a dining room and seating area at ground floor level. The roof space above the single storey extension will also be used to extend the existing converted loft space to create a large ensuite bathroom for the upstairs bedroom. Therefore, the proposal can be viewed as a 1.5 storey rear extension that follows the demolition of the existing conservatory. 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 proposed 1.5 storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set 1.3 metres from the boundary with the neighbouring property. Additionally, given the

proportionate scale and unimposing design of the rear extension, it is deemed that it would have an acceptable impact on the appearance of the dwelling and wider area. The extension is to the rear of the property where it would only be partially visible from the public domain via limited views, and with the proposed materials to match those of the existing dwelling, it is not deemed that the extension poses any significant harm to the character of the host dwelling or surrounding area.

Neighbouring Amenity:

The proposed 1.5 storey rear extension would extend 3 metres from the rear of the dwelling. Two rooflights are proposed to the side elevation to serve the converted loft space but a condition is recommended to ensure that the cill height is at least 1.7 metres above the finished floor level, and this will ensure that there are no overlooking concerns. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of the side boundary. Whilst the proposed extension should be viewed as 1.5 stories, this guidance for single storey extensions can still be applied in this case. The proposed rear extension is set 1.3 metres from the nearest side boundary, but an eaves height of approximately 2.25 metres shows compliance with this guidance relating to overbearing. Given the adequate separation distance to the neighbouring property and the limited height and bulk of the rear extension, no significant overshadowing or loss of daylight would occur to the neighbouring property no. 3. Overall, the extension poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposal would not adversely impact upon the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	9 September 2025
Earliest date for decision:	5 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/09/25

PLANNING CONSTRAINTS/STATUS
Insert where relevant