

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261506
Site Address:	27 Moor Copse Close, Earley, Wokingham, RG6 7NA
Expiry Date:	22 September 2026
Site Visit Date:	5 August 2026
Proposal: Householder application for the proposed erection of single storey front/side/rear extensions and two storey side/rear extension, following demolition of existing garage/outbuildings, plus alterations to fenestration, roof alterations/loft accommodation, reconfiguration of parking to provide 3 no. parking spaces and associated external alterations	

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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
261420	Application for a certificate of lawfulness for the proposed Loft conversion, comprising of a hip to gable roof extension and rear dormer.	Approved 13/08/26
260282	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 4.00m and the height of the eaves 3.00m.	Prior Approval Approval 11/03/26
000667	Proposed erection of single storey rear extension and demolition of conservatory.	Approved 12/03/01

CONSULTATION RESPONSES

Internal

WBC Ecology: No objection
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	3 Neighbour objections: Impact on Parking Purpose of extension, HMO concerns Dormer extension is a gross over extension of the property and is completely out of keeping with this residential street. Officer response: Parking addressed in highways section of report. The planning statement confirms: The application does not propose subdivision of the dwelling, the creation of additional residential units or any change of use. The property will remain a single dwellinghouse within Use Class C3. Dormer addressed in character of the area section of report.
Other	Mr William Luck: Has the applicant demonstrated that the proposed rear first floor extension does not shade any habitable room windows to the adjoining properties? Officer response: See plan P2604-25 and loss of light section of report for more detail.

APPRAISAL
Site Description: Two storey semi-detached dwelling. 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 Borough Design Guide states *“side extensions should not generally project forward of the building line on the street frontage”* and *“side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”*. The proposed side extension would not project forwards of the building line, at ground floor element set back by 1m, with the first-floor element set back by over 1m and both up to the site boundary with the lower roof line, thus not complying with the BDG. A number of dwellings along Moor Copse Close have benefited from side extensions with varying degrees of setback distances from the front elevation. Although the extension does not fully comply with the 1m setback recommended in the BDG, it is considered to be a subservient addition and an unimposing feature to the main house, which would not harm the character of the area.

The proposal would not result in a harmful terracing effect. Whilst the front extension would reduce the gap to the neighbouring dwelling at no. 26, an approximate flank-to-flank separation distance of 2.35m would be retained. Furthermore, no. 26 does not contain built form along its side flank, ensuring that a clear visual break between the properties would remain and allowing views through to the rear of the site. Consequently, the development would continue to read as a detached dwelling and would not appear visually cramped or unduly prominent within the street scene.

The Borough Design Guide states *“rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary”*. The flat roof single storey rear extension would project approx. 2.82m from the main rear wall whilst the first floor rear extension would project approx. 4.12m from the main rear wall, thus not fully complying with the BDG. However, the property has sufficient space to accommodate for such sized extension and being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The Borough Design Guide states *“loft conversions and dormer windows should not project above the existing ridge line”*, *“dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof”* and *“dormer windows should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions”*. The proposed loft conversion and dormer would not project above the existing ridge line, with the dormer window positioned within the main roof being set back from both eaves lines and the sides of the roof. Therefore, complying with the BDG in this regard. With the dormer being located at the rear it would not be particularly visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

As a result of the proposed loft conversion with a rear dormer, the roof form will change from a hipped roof to gable end. Whilst the proposal would unbalance the pair of semi-detached houses, it is considered to be well-proportioned in relation to the existing roof. The street scene as a whole contains a broader mix of roof forms,

including several gabled elevations on the same side of the road and within the close of the application site. Given the wider context and the introduction of a gable in this location would therefore not appear incongruous. Taking this context into account, the alteration would not harm the character of the area.

As part of the loft conversion, the proposal includes adding 3 roof lights on the front elevation and 1 to the side. The rooflights would not have an adverse impact upon the character of the area given the small size, which is considered an appropriate addition. Furthermore, there are examples of rooflights on the front elevations such no.9, 10, 13, & 24, thus would not look out of place.

It is also important to note that the proposed development benefits from a fallback position. The ground floor rear extension has already been granted prior approval under application reference 260282, and the proposed loft conversion, including the hip-to-gable roof extension and rear dormer, falls within the scope of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (application reference: 261420). As such, a substantial proportion of the development could be undertaken without the need for planning permission. This fallback position is a material consideration and carries significant weight in the assessment of the application, as similar development could reasonably be implemented in any event.

The bin store to the front is a minor addition which is set back from the road and would not have a harmful impact upon the street scene.

Neighbouring Amenity:

Overlooking: The front to side separation distance from no.27 to no.6 would be over 18m. Whilst there is no front to side separation distance mentioned in the BDG, such distance is considered significant not to result in harmful overlooking.

The ground floor window to the front as part of the side extension would overlook onto the garage door of no.6, thus no overlooking concerns.

The first-floor window to the front would be an en-suite and conditioned obscured glazed, thus no overlooking concerns.

The ground floor openings to the rear would be screened by the existing boundary treatment, thus no overlooking concerns.

The minimum back-to-back separation distance is 26m as set out in the BDG. The back-to-back separation distance of 27 Moor Copse Close and 14 Sevenoaks Road is over 31m, thus complying with the BDG. Furthermore, most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the rear dormer and it's oblique angle/view of neighbouring rear gardens. Thus, the rear dormer and loft conversion would not cause any significant harm with regards to neighbouring amenities. This type of overlooking is common within urban residential plots and would not warrant a reason for refusal.

Loss of Light: Due to the nature of the proposal, there is potential loss of light to be considered against the 45-degree daylight test as advocated within the Council's Borough Design Guide and the BRE publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'.

The ground floor side elevation of no.28 has no openings, thus no loss of light concern.

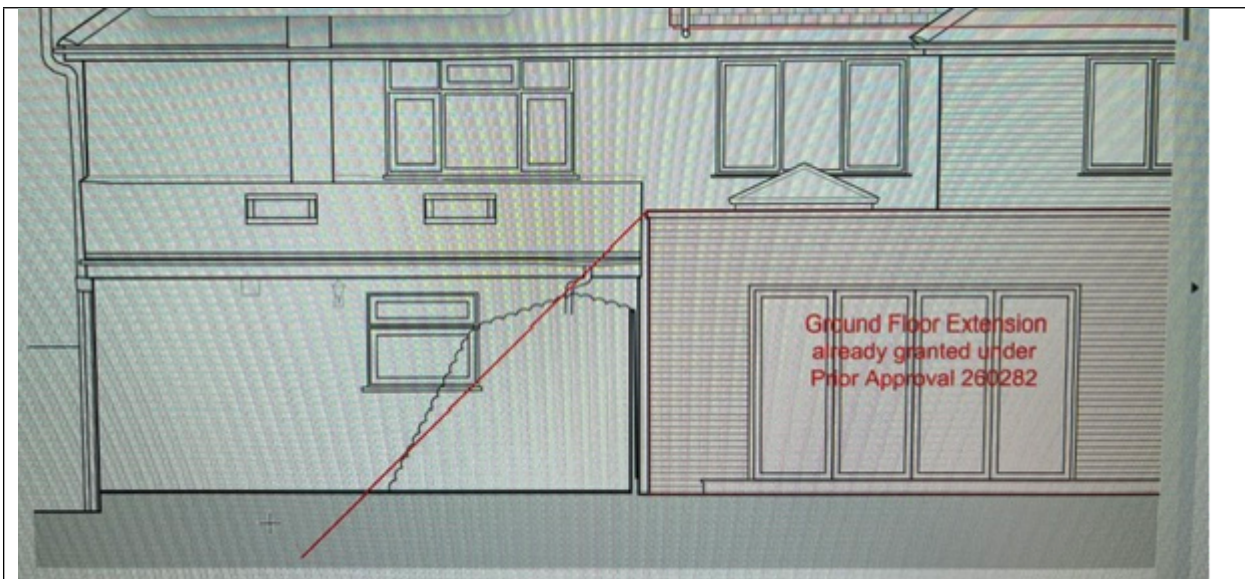
No.28 has 4 first floor side windows, with 3 of them serving as non-habitable rooms (bathroom, toilet and landing), thus no consideration. The other window serves as a bedroom. However, given the approx. 2.30m set back of the first-floor side/rear extension, the bedroom window will still have sufficient access to natural light and thus no loss of light concern.

As shown on the plan below when a 45-degree line is drawn from the centre of no.26 closest ground floor rear window in plan form, the 45-degree line would not be breached as a result of the extension, as shown on plan P2604-25. Thus, it would still receive adequate access natural light and not result in harmful loss of light. Whilst the half-glazed door would not comply with the 45-degree rule, given the door serves as a kitchen which is classed as a non-habitable room, there is no consideration. Furthermore, in elevation form, the assessment indicates that more than 50% of the half glazed kitchen door at no. 26 would fall within the 45-degree line.



As shown on the plan P2604-25, when a 45-degree line is drawn from the centre of no.28 closest ground floor rear window in plan form, the 45-degree line would 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. 28 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.

As shown on the plan below when a 45-degree line is drawn from the centre of no.26 and no.28 closest first floor rear windows in plan form, the 45-degree line would not be breached as a result of the extension, as shown on plan P2604-25. Thus, it would still receive adequate access natural light and not result in harmful loss of light.

Overbearing: 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. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

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

Highway Access and Parking Provision: The proposal would increase the number of bedrooms from 3 to 4. WBC's adopted parking standards after development require 3 or more spaces for a 4 or more bedroom dwelling. As shown on P2604-21 Rev B, 3 parking spaces are provided. Thus, complying with parking provision. Thus, no highway objection.

Ecology: Following the submitted Bat Emergence and Re-Entry Survey concludes the surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements. Thus, no ecological harm.

A low impact lighting strategy condition has been requested, however given the nature of the proposal, such would be considered excessive and has been omitted from the

decision notice.

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 September 2026
Earliest date for decision:	20 August 2026

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

PLANNING CONSTRAINTS/STATUS
Insert where relevant