

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252944
Site Address:	17 Squirrels Way, Earley, Wokingham, RG6 5QT
Expiry Date:	27 January 2026
Site Visit Date:	12 January 2026
Proposal: Householder application for the proposed single storey front, rear and side extension, including a garage conversion and front block paving.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal
N/A
External
N/A

REPRESENTATIONS

Parish/Town Council	ETC raises no objection to this application
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to a two-storey detached property located in Earley, characterised by family housing and generous front and rear amenity space. Although the property is detached, garages in this area are typically attached, and in this case the garage at 17 Squirrels Way is attached to the neighbouring property at No. 19.

The proposal seeks permission for a single-storey front extension with pitched roof, rear extension and a side extension, incorporating the conversion of the existing garage and the provision of front block paving.

The proposed extension will increase the number of habitable rooms from three to four, and the associated internal alterations will create a more spacious and functional living area.

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:

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 dwellings in the area are predominantly gable ended detached and semidetached houses. Numerous properties within squirrels' way have already been granted planning permission for both side, front extensions and garage conversions which informs the character and appearance of the area. As such, the proposed extension is consistent with the existing character of the area and does not appear out of place.

The proposed front extension is intended to widen the existing front projecting element, bringing it closer to the front window on the principal elevation, and includes the repositioning of the main entrance door and implementing a pitched roof. The proposed rear and side extension will create a large living room relocated from the

front to the rear of the property, together with an open-plan kitchen. The existing living room will be converted into an additional bedroom. The side extension will infill the gap between the proposed rear extension and the garage conversion and will form part of the open kitchen area.

The garage conversion will provide a storage room, shower room and utility room, with the storage room accessed from the front of the property. The rear extension will include a new door and window, along with three new rooflights: one within the garage conversion and two within the rear extension. The proposed materials will match the existing dwelling as well as the new fenestration. Existing parking arrangements will be retained, although parking provision will be affected due to the garage conversion and the increase in the number of habitable rooms.

Front extension:

The development will measure approx. 1.57 metres in width, 2.72 metres in length and 3.53 metres in maximum height with pitched roof and without 2.51m.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey front extensions which relate to design and scale. It states the following:

- Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.
- Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line.
- Porches (ie not fully enclosed extensions) should generally, project less than 2m forward of the building line.

The dwelling is set well back from the street and has large plot of on both the front and rear. Additionally, it will not be higher than one storey in height and does not project significantly from the building line therefore it is in keeping with the BDG guidelines.

Garage conversion:

The development will measure approximately 3.41 metres in width, 7.41 metres in length, and 3.53 metres in maximum height, including a pitched roof with an eaves height of 2.51 metres. The scale and design of the extension are sympathetic to the existing dwelling and consistent with the character of the surrounding area.

The Borough Design Guide (BDG) states that where properties are extended, the extended property must comply with the Borough's parking standards. This may require the provision of an additional parking space. Similarly, where a garage is to be converted into habitable accommodation, any lost parking must be replaced to ensure the property continues to meet local parking requirements.

This has been addressed through the addition of block paving. Currently, the site includes a grass verge to the front of the property. The proposed introduction of block paving will formalise this area to create an additional off-street parking space, allowing another vehicle to be parked within the curtilage of the dwelling. This approach complies with highways guidance, as it provides sufficient on-site parking to serve the increased number of habitable rooms and garage conversion.

Rear/ Side Extension:

The single storey side/rear extension will a large living room and extend the existing kitchen/diner as well as creating a storage room, shower and utility room. The development will measure approx. 7.41 metres in length, 3.57 metres in maximum height with roof and without 2.41. The width of the overall side plus rear extension is approx. 7.04m which is 2.05 for the side and 5m for the rear.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear/side extensions which relate to design and scale. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.
- A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.

The rear/side extension projects beyond 4 metres from the original rear wall (5 metres). However, due to the design of the existing dwelling and the generous surrounding amenity space, the proposal is not considered to detract from the visual character of the area and is acceptable in design terms. Furthermore, the extension would not be readily visible from the street scene. The development is considered to be consistent with the design objectives set out in Policies CP1 and CP3 of the Core Strategy.

Turning to proposed height, the eaves and ridge height will not be higher than those of the existing dwelling and as well as this, the eaves height measures 2.41 metres which is acceptable and compliant with the BDG. This is acceptable in character terms.

Due to the dwelling having a garage attached to the neighbouring property and the close proximity of side elevations throughout the area, a 1 metre gap (0.30m) between the boundary and the proposed side/rear extension cannot be fully retained; however, given the established character and layout of the property, this is considered acceptable. The submitted floor plans and elevations show that there is no gap between the existing garage and neighbouring property, while a slightly

increased gap is provided along the side extension where possible, demonstrating an attempt to achieve the 1 metre separation in line with guidance.

Neighbouring Amenity:

Overlooking:

The front elevation includes no additional fenestration that would result in overlooking and does not directly face any windows of neighbouring properties. The proposed windows and doors on the rear elevation, along with the rooflights, are positioned to face the property's rear garden. As the extension is single storey, these openings do not directly overlook neighbouring private amenity areas. Consequently, the proposal raises no concerns in terms of overlooking or loss of privacy.

Loss of Light and Overbearing:

Due to its modest size, single-storey height, and position within the site, the proposed extension will not result in any overbearing impact or significant loss of light to neighbouring properties.

Highway Access and Parking Provision:

Block paving is proposed within this application which will accommodate the additional parking requirement arising from the loss of a garage, therefore highways authority was not consulted, as no further highway safety or access concerns arise from the proposal. This additional parking space would be accessed from the dropped kerb point, in identical fashion to neighbouring No.s 19 and 21. The proposed block paving is of sufficient scale to account for one 2.5x5 metre parking space which mitigates the loss of a parking space arising from the conversion of the attached garage.

Amenity Space:

Due to the limited scope of this extension, there would be minimal loss of amenity space. The residual garden space is in keeping with the Borough Design Guide (BDG) which states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable". After the extension the total length rear amenity space is approx. 11.22 metres meaning there will be sufficient space remaining in accordance with the BDG.

Flooding and Drainage:

The site is not located in a flood zone and there is no risk of surface water flooding. Therefore, no drainage conditions have been imposed.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	12 December 2025
Earliest date for decision:	27 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.01.2026

PLANNING CONSTRAINTS/STATUS

Major Development Locations – Earley

Great Crested Newt Impact Risk Zone – Amber -For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Landscape Character Assessment 2019- Woodley- Earley Settled and Farmed Clay