

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251282
Site Address:	32 Squirrels Way, Earley, Wokingham, RG6 5QT
Expiry Date:	24 July 2025
Site Visit Date:	3 July 2025
Proposal: Householder application for the proposed erection of a single storey front extension to create porch, part single part two storey side extension, single storey rear extension, conversion of the existing garage, plus changes to fenestration.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal
WBC Highways – No objection
External
None

REPRESENTATIONS

Earley Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is located within a residential setting of Earley. This application seeks planning permission for the proposed erection of a part single storey part first floor side extension, a single storey front extension, a single storey rear extension, plus the conversion of the existing garage.
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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 first-floor side extension would be legibly set back from the dwelling's principal elevation, helping to provide the visual sense of subservience that is of importance given the relatively large scale of the development. Furthermore, this subordinate relationship is achieved to a greater degree through the use of matching materials and fenestration. The proposal has demonstrated compliance with the Borough Design Guide in this respect.

Further to the above, it is noted that similar developments have been undertaken within the street scene, notably at the adjacent dwellings, Nos. 30 & 34. Accordingly, the proposal would not be out of character in the context of Squirrels Way.

A single storey mono pitch extension is proposed to the front of the dwelling. Given the modest scale of this component, it is considered to appear as a sympathetic addition to the host property.

The single storey rear extension, consisting of patio doors and 3no. rooflights, would not have a significant street presence, owing to its modest scale and position to the rear of the property. In any case, it would appear as an acceptable addition to the host dwelling, being of a standard and unimposing design.

The property is sited on a road whereby there is no set size or dwelling type, and which has experienced significant development in recent years, with a large number of houses being extended at first floor level. Consequently, the development is considered to be entirely synonymous with its context.

Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy in this respect.

Neighbouring Amenity:

Overlooking: The window on the rear elevation of the first-floor extension would provide oblique views of neighbouring gardens, however, this would not result in direct overlooking. The other additional elements of fenestration pose no added overlooking concerns.

Loss of Light & Overbearing: The proposed development would be largely contained within the footprint of the existing dwelling. The exception, being that of the single storey rear extension, would undoubtedly increase the run of built form along the adjacent boundaries, however, due to its limited height and depth, this would prevent any adverse loss of light or overbearing to neighbouring sites.

Highway Access and Parking Provision: WBC Highways have raised no objection for the development.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	Approve
Date:	11 July 2025
Earliest date for decision:	23 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11 July 2025

PLANNING CONSTRAINTS/STATUS

Major Development Location of Earley