

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250140
Site Address:	19 Easby Way, Earley, Wokingham, RG6 3XA
Expiry Date:	24 March 2025
Site Visit Date:	19 March 2025
Proposal: Application to vary condition 2 of planning consent 240151 for the proposed single storey front and two storey rear extensions with changes to fenestration and a single storey outbuilding. Condition 2 refers to approved details and the variation is to allow changes to fenestration (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area

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 CC02 – Development Limits CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
222527	Householder application for the proposed erection of a single storey front extension, single storey rear extension, erection of single storey outbuilding, and changes to fenestrations.	Approved 16/09/2022
240151	Householder application for proposed single storey front and two storey rear extensions with changes to fenestration and a single storey outbuilding.	Approved 04/03/2024

CONSULTATION RESPONSES

Internal

None
External
None

REPRESENTATIONS	
Parish/Town Council	Earley Town Council raise no objection to this application. However, they wish to draw the attention of WBC Enforcement to the potential loss of the garage space shown on the drawings. They also have highlighted that the history of the property being used in the past as an educational facility, and express concern about the potential uses of this much enlarged property and outbuilding. <i>Officer comments: This application is related to fenestration changes and not the garage. Any request for an enforcement investigation must be put to the enforcement team directly. What is proposed here is a variation to a Householder planning permission, hence no material change of use is being considered under this application.</i>
Ward Member(s)	No comments received
Neighbours	Three neighbours have commented on this application and their comments are summarised below: • The whole building has been re-roofed with dark grey tiles, and this does not match the red concrete tiles seen in the area. The brickwork does not match the existing brick building. The existing brown timber fascia and soffits have been changed to white pvc. <i>Officer comments: Condition 3 of permission 240151 stated that materials should 'be of a similar appearance to those used in the existing building.' Following a site visit on 19/03/2025, it was clear that whilst the bricks are not identical, they are similar in appearance. The grey roof tiles may not match other dwellings in the area, but they are appropriate materials for the dwelling, and it is not deemed that they negatively impact the character of the area. White pvc fascia and soffits are seen on no. 15, and therefore it is not deemed that this is an inappropriate choice of materials.</i> • New loft window in new roof indicates the loft space might be being used. <i>Officer comments: This is noted, however the submitted plans do not indicate that the loft space has been converted.</i> • The new north facing first floor window is overlooking the garden of no. 22 Easby Way. <i>Officer comments: This will be assessed within the main report.</i>

	• The new outbuilding is of insulated cavity wall construction with power and has a south facing air extractor, which indicates it may not be used as a shed. <i>Officer comments: The approved drawings of permission 240151 did not state that the outbuilding would be used as a shed.</i> • The garage has been converted into living space. <i>Officer comments: This is noted, however this application is related to fenestration changes, none of which are proposed to the garage.</i> • There are concerns relating to the business use of the property, with the use as a school exceeding limits on pupil numbers which causes parking issues. <i>Officer comments: This variation application is seeking changes to the fenestration of the approved development. Changes to fenestration will not impact upon parking. No change of use is proposed under this application.</i> • The development appears larger than is shown on the plans. <i>Officer comments: From a site visit on 19/03/2025 the extension appeared correct. However, if the neighbour wishes this to be investigated formally, this matter should be raised with the Planning Enforcement team.</i> • The amendment does not include the skylight window added to the rear roof. Additionally, the shed window is not included on the plans. <i>Officer comments: Revised drawings were received on 10/02/2025 and these included the rooflight, and the outbuilding windows.</i> • Has the implication of this S73A application been considered with regards to CIL. <i>Officer comments: This application is varying the approved fenestration, there is no increase in floorspace, hence no CIL implications.</i>
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APPRAISAL

Description of Proposal:

This application seeks permission to vary condition 2 of planning consent 240151. Condition 2 relates to the approved details and the proposed variation is to allow the substitution of drawings. The submitted drawings show that new windows are being inserted to the northern side elevation at both first floor and ground floor level, a new window is being inserted to the southern elevation on the ground floor, the entrance lobby window on the front elevation is being increased in size, a new rooflight is being inserted to the rear elevation, and two new windows are being added to the outbuilding.

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 entrance lobby is having a window inserted on the southern side elevation and the new window on the front elevation is being increased in size slightly. The new window would not be visible from the public domain, and the size increase to the window on the front elevation is only minor. It is not deemed that these changes to fenestration would impact upon the appearance of the dwelling or the character of the area.

Two new windows are proposed to the northern side elevation, one at ground floor level and the other at first floor level. The new windows would match the existing windows on the dwelling and therefore it is not deemed that they would impact upon the character of the area.

A new rooflight is being inserted in the centre of the rear elevation. Whilst there are not many other properties with rooflights in the surrounding area, rooflights are common features of residential properties. It is therefore not deemed that the rooflight would negatively impact the appearance of the dwelling or the character of the area.

The outbuilding is having two new windows inserted to the southern side elevation. The windows would not be visible from the street scene, and they are to match the other fenestration on the outbuilding. It is not deemed that these new windows would negatively impact the character of the area.

Neighbouring Amenity:

The new window to the entrance lobby, the enlarged window to the entrance lobby, and the new windows to the outbuilding are all at ground floor level. Additionally, one of the windows proposed on the northern side elevation is at ground floor level. These windows would not introduce any overlooking concerns due to the windows being at ground floor level. Therefore, there are no concerns on neighbouring amenity grounds relating to these windows.

The first floor window on the side elevation faces towards no. 22 Easby Way which is located across the road from the application site. The window is located approximately 12 metres from the boundary with no. 22, and 19 metres from the corner of the dwelling. Guidance in the Borough Design Guide (BDG) states that a separation distance of 12 metres is the minimum distance required to maintain privacy between the flank and

rear elevations. When measuring from the proposed window, the separation distance of 12 metres to the boundary, and 19 metres to the rear elevation shows compliance with this guidance. The new window would have some views over the rear garden of no. 22, but it is not deemed that the overlooking would be significant enough to warrant refusal of this application.

It is understood that the rooflight on the rear elevation will be serving the ensuite bathroom. If it is, then the rooflight is high level and will not offer any outlook over neighbouring properties. However, if the rooflight is serving habitable space in the loft, the outlook from the rooflight is down the rear garden and would not differ substantially from the outlook from the first floor rear windows. Therefore, it is not deemed that the rooflight raises any overlooking concerns.

Residential Amenity Space:

The proposed variation is only seeking changes to fenestration. There would be no impact upon the private amenity space of the application site.

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:	26 March 2025
Earliest date for decision:	18 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26/03/25