

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251672
Site Address:	28 Springdale, Earley, Wokingham, RG6 5PR
Expiry Date:	9 September 2025
Site Visit Date:	24 July 2025
Proposal: Householder application for proposed single storey rear and side extension following demolition of existing single storey rear extension and garage.	

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 CP4 – Infrastructure Requirements CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping 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
182887	Householder application for the proposed erection of part two storey, part single storey side/rear extension plus minor internal alterations, following demolition of existing detached garage and existing single storey flat roof rear extension	Refused 07/12/18
190296	Householder application for the proposed erection of a single storey side/rear extension to include 2 rooflights and changes to fenestration following demolition of existing detached garage and existing single storey flat roof rear extension	Refused 19/03/19
191677	Householder application for the proposed erection of a single storey side/rear extension with the insertion of 4 no. roof lights plus	Approved 11/09/19

	demolition of existing detached garage and existing single storey flat roof rear extension	
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CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: A chalet style, semi-detached dwelling with flat roof front and rear dormers, single storey flat roof extension and detached garage to rear, located in a cul-de-sac location an established residential 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: The area is characterised by a mix of chalet style dwellings with flat roof front and rear dormers and two storey semi-detached dwellings with a reasonably consistent building line along the street. The majority of the neighbouring dwellings have either detached flat roof garages to the rear or attached garages to the side, but set back from, the front elevation of the dwellings.

The Borough Design Guide states “*side extensions should not generally project forward of the building line on the street frontage*”. The side extension would be set back and not project forward of the building line. It is accepted that the scheme would still be sited close to the side boundary and forward of the neighbouring garage at No. 27. However, this is no different to the existing separation situation between Nos. 29

& 30 Springdale where the existing garage at No. 30 is sited hard up to the side boundary and forward of the front elevation of No. 29. The scheme will retain the characteristic separation gap between the dwellings at first floor level which is a feature of the street scene, with set in distance from the side boundary with No. 27 such that there will be a separation gap of approx. 0.15m between the proposed side boundary and the side elevation of the garage at No. 27. The hipped roof single storey side extension is considered to a subservient feature which does not harm the street scene and would be of similar design to no.25 side extension.

The single storey rear extension exceeds the recommended 4m depth for extensions advocated within the Borough Design Guide (4.35m in depth). The extension is still considered to be a modest and subservient addition. Moreover, 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 proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling and causing no harm to the character of the area.

Neighbouring Amenity:

Overlooking: As part of the side extension, a new ground floor window to the front will be introduced as part of the study. The proposed window would front the street. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur. Furthermore, the separation distance from the front of no.28 to the front of no.8 is over 19m, which complies with the minimum 10m set out in the BDG.

The proposed bi-folding doors, windows and rooflight in the ground floor rear extension would not result in any direct overlooking or loss of privacy given the existing boundary treatments. There are no windows proposed in either of the side elevations.

Loss of Light No. 27 is the right hand unit of a pair of semis which are sited further back in their plot, approximately 4.6m from the front elevation of Nos 28 and 29. The proposal when assessed against BRE Guidelines would not infringe the 45 degree line on both plan and elevation when taken from the mid-point of this neighbouring front habitable room window and as such would not result in a technical loss of light to this window.

With regard to the rear extension, the nearest window in both the rear elevations of Nos. 27 and 29 is a dinning/kitchen window. With regards to no.29, a line of 45* degrees would be breached as a result of the extension. The rear facing window would east orientation getting sunlight in the morning, with the sun rising in the east and filtering in through the window during the day. Furthermore, the dinning/kitchen benefits from full height patio door. Also, more than 50% of available daylight would still reach the affected window, with the purpose of the guideline is to prevent significant loss of daylight rather than to prohibit any reduction at all. Therefore, it is not considered to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still

have adequate access to natural light.

With regards to no.27, the rear building line of no.28 would match that of the main dwelling of no.27. The rear extension would set slightly forward of no.27 garage and given a garage is not classed as a habitable room, the rear extension would not result in loss of light.

Overbearing: Given the extensions are only single storey and the overall scale and massing of the extensions 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, thus not considered to be overbearing.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Highway Access and Parking Provision: The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the council's parking standards.

The garage will be removed, however, it not considered that this will represent a significant loss of parking as the garage does not meet the councils current standards for parking a car.

The driveway alongside the property will be reduced in length. The submitted drawing indicates a replacement parking space to be provided within the frontage.

This is considered acceptable in this instance on the basis that the existing dropped crossing is used for access.

Landscape and Trees: The side extension will reduce the parking area and so therefore the parking will be extended into the front garden which is currently laid to grass. The additional parking surfacing will need to be a permeable material, and details either provided as a condition or shown on the Block Plan.

The revised Block Plan (SD-01R) shows the additional driveway area to be of a permeable surface.

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:	Yes
Recommendation:	Approve
Date:	19 August 2025
Earliest date for decision:	6 August 2025

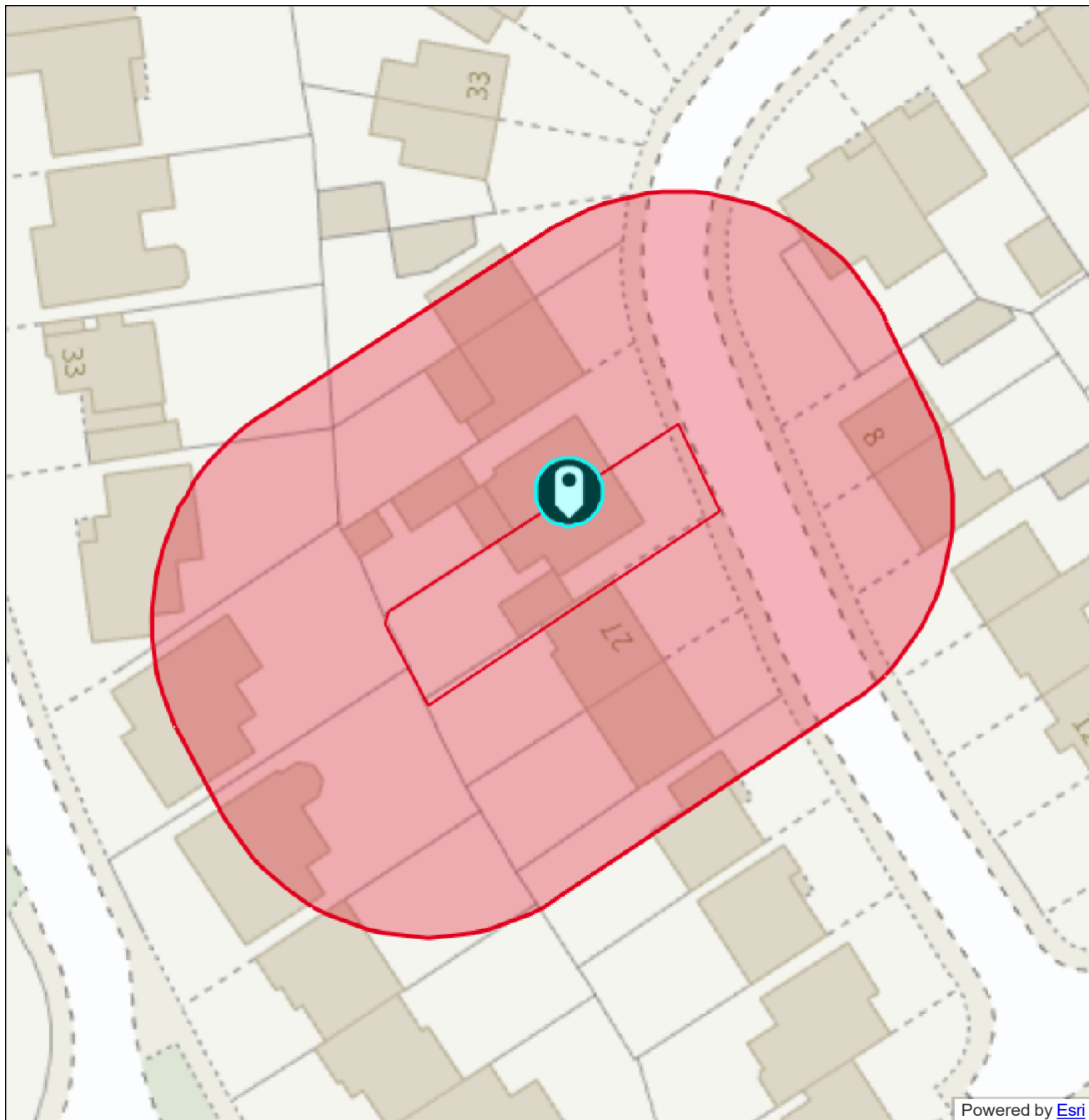
Recommendation agreed by: (Authorised Officer)	
Date:	19 August 2025

PLANNING CONSTRAINTS/STATUS

Area of Interest (AOI) Information

Area: 3,053.21 m²

Date: Wed Jul 16 2025 12:57:03 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
2	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
2	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000005300007es=&location=473915,172259%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Hillside Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m