

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261442
Site Address:	37 Kerris Way, Earley, Wokingham, RG6 5UW
Expiry Date:	13 August 2026
Site Visit Date:	09/07/2026
Proposal: Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping following demolition of the existing detached 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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs C2 – Mitigation of transport impacts and highway safety and design H6 – Self-build and custom build H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources)

	FD2 – Sustainable drainage NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

Application Number	Description	Description & Date
240920	Full application for the erection of 1no. detached dwelling with associated parking and landscaping. Followed by the demolition of the existing double garage.	Approved, 25/06/2025
231598	Pre-application advice for the proposed erection of 1 No. detached dwelling following the demolition of the existing garage.	Replied, 27/07/2023
121682	Proposed erection of a two storey and single storey extensions to dwelling.	Approve 04 July 2012
122152	Proposed erection of two storey and single storey side extensions to dwelling.	Refused 09 March 2012
031202	Proposed variation to condition 9 of consent 14279 to allow use of garage for residential purposes.	Approve 06 March 2003
031203	Proposed variation to condition 5 of consent 18094 to allow use of garage for residential purposes.	Approve 06 March 2003
020135	Proposed change of use of part of house from residential to office and storage use plus conversion of garage to storage use. (Retrospective)	Refused 07 November 2002
18094	Detached house and garage	Approve 21 October 1982
14279	Detached house and garage	Approve 18 December 1980
07235 95	Distribution Roads	Approve 15 December 1977
01945	Earley Plan	Approve 24 November 1977
O/67/70	Residential Development	Refused 14 May 1970

O/18/59	Residential Development	Refused 23 January 1959
58/56	Residential Development	Refused 14 February 1956

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objections.
WBC Drainage – No objections, subject to a condition.
WBC Highways – No objections, subject to conditions.
WBC Landscape and Trees – No objections, subject to conditions.
WBC CIL – The proposed development will be CIL liable
WBC Ecology – No comments received.
WBC Waste Services – No comments received.
WBC Cleaner and Greener – No comments received.

External

Thames Water Utilities Ltd – No comments received.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – No objections.
Ward Member(s)	No comments received
Neighbours	32 Easby Way, RG6 3XA – <i>‘Given the significant changes in level over parts of this site, has the applicant submitted details of existing and proposed levels to show that the proposed changes will not increase the impact on neighbouring properties?’</i>

APPRAISAL

Site Description and Planning History:

The application site relates to a two storey, detached and garage property located in an established residential cul-de-sac. The proposal seeks the erection of 1 no. detached, two storey dwelling which would be sited to the immediate south-east of the existing dwelling (no.37 Kerris Way) and would involve the demolition of an existing detached two bay garage.

This application follows a similar scheme approved in June 2025 under planning reference 240920 for the erection of a one-bedroom dwelling. The current application proposes the following changes:

- Addition of a single-storey rear extension.
- Amendments to the fenestration.
- The dwelling is now proposed to be delivered as a self-build development.

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:

Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Policy CP3 of the Core Strategy states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life.

The application site is a two-storey detached property with a detached side garage, situated in an established residential cul-de-sac. The immediate area is characterised by detached properties that, while varying in built form and architectural details, share a consistent mock Tudor style. This uniform architectural theme contributes to a cohesive and harmonious street scene.

Apart from the presence of a detached single-storey side garage, the eastern portion of the application site currently creates a gap in the street scene, offering views of mature trees and vegetation within the garden area. This gap is somewhat atypical in relation to the established rhythm, spacing, and built form of dwellings within the cul-de-sac, which otherwise exhibit a more consistent pattern.

The current dwelling proposed would remain almost identical in form, scale and design to that previously approved under planning reference 240920, with the only notable amendment being the addition of a single-storey rear extension. The extension would project approximately 3.2 metres from the rear elevation and would incorporate a flat roof design. The proposed addition would be modest in scale and subordinate to the main dwelling, with limited visibility from the public realm. When considered in the context of the approved scheme, it is not considered that the rear extension would result in any adverse impact on the character or appearance of the area. Accordingly, the assessment of the proposed dwelling as a whole remains largely consistent with that undertaken under application 240920, which is discussed below:

The proposed dwelling would represent a logical infill development, integrating seamlessly into the context of the existing cul-de-sac. The proposed dwelling would be suitably set back from the side boundaries of the adjacent properties, preserving the characteristic green gap that allows views of greenery at the rear, while respecting the rhythm and uniformity of the street scene.

Principle R9 of the Borough Design Guide SPD states that the height of residential buildings should respond to the prevailing heights and degree of variation within the local context.

The cul-de-sac slopes downward from northwest to southeast, and the application site follows this gradient, sloping progressively towards the southern side boundary. To the rear of the application site is a meandering public footpath, positioned at a slightly lower ground level than the site. The submitted sectional drawings illustrate that the land where the dwelling and new patio areas would be sited would be levelled, resulting in a ridge height of approximately 8.3 metres. Contextual street scene drawings contained within the supporting planning statement demonstrate that, taking into account the varying ground levels, this proposed ridge height would be compatible with adjacent properties at No.35 and No.37 Kerris Way, aligning well with the scale and proportions of these neighbouring dwellings and not significantly exceeding their heights.

Given that the proposed dwelling would be situated towards the far rear end of the cul-de-sac and noting that the properties along the northwestern side of the road are positioned on slightly higher ground than others within the street, it is considered that the height of the proposed dwelling would not appear visually jarring or out of place within the street scene. Additionally, the proposed dwelling would not appear visually dominant or intrusive when viewed from approaches along the public footpath. It would be perceived within the broader context of the surrounding built environment, which includes residential dwellings to the north and commercial buildings to the south, featuring a variety of architectural scales and forms on varying ground levels. As such, the proposals would accord with Principle R9 of the Borough Design Guide SPD.

The proposed dwelling is considered to be of appropriate height, scale, and bulk, featuring a traditional design with a hipped roof form, two front gable-end elements, and mock-Tudor styling. While the omission of double garage doors, a characteristic feature within the surrounding area, introduces a slight variation, it is not considered to detract from the visual cohesion of the area or undermine the established character, particularly given the site's position towards the far rear end of the cul-de-sac. This location reduces the prominence of the proposed dwelling within the street scene, further mitigating any perceived deviation from the surrounding architectural features.

Considering all these points, it is concluded that the new dwelling would have an acceptable impact on the character of the area in accordance with policies CP3 and CP9 of the Core Strategy, TB06 of the MDD Local Plan and the guidance contained within section 4 of the Borough design Guide.

Taking into account the application site's backland nature, its location within a cul-de-

sac, and the open-plan layout of frontages in the surrounding area, the Case Officer considers it necessary to remove permitted development rights under Class A, Part 1 (extensions and alterations to a dwellinghouse) and Class A, Part 2 (erection of gates, fences, walls or other means of enclosure) of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

This is considered justified in the interests of protecting the character and appearance of the area, maintaining the established open-plan form, and safeguarding the amenity of neighbouring properties from inappropriate or out-of-character future alterations.

Internal Amenity:

Policy TB07 of the MDD Local Plan and R17 of the Borough Design Guides require adequate internal space to ensure the layout and size of new dwellings achieves good internal amenity. The Technical housing standards – nationally described space standard sets out the minimum standard internal space requirements for new dwellings. A minimum standard of 97m² applies for a two storey, 4-bedroom dwelling. The proposal would have a floor area of approximately 140sqm therefore would accord with this requirement.

Double bedrooms should have a minimum area of 11.5sqm, single bedrooms should have an area of 7.5sqm, living spaces should have a minimum area of 27sqm and there should be provision for storage. The proposed bedrooms meet the required minimum and the combined total of that in kitchen, living and dining room is satisfactory. Sufficient built in storage space would also be available given the floor area (well above national requirements) proposed. As such, the proposal would accord with local and national space standards, therefore, is acceptable in this regard.

External amenity Policy

TB07 of the Managing Development Deliver Local Plan and Principle R17 of the Borough Design Guide require adequate internal space to ensure the layout and size achieves good internal amenity. Principle R16 of the Borough Design Guide requires that rear gardens are at least 11 metres deep and 1 metre set back from the boundary to allow access thereto.

Proposed site:

The application site would benefit from two triangular shaped segments of rear amenity space, the largest portion to the south-west would have a depth of 15 metres and would therefore comfortably exceed the minimum 11 metre requirement. The dwelling would also be set away from both side boundaries by at least 1 metre to allow access. As such, no objections are raised in this aspect.

Existing site:

The remaining rear amenity space at no.37 would meet the minimum depth requirement of 11 metres. As such, no objections are raised in this regard.

Neighbouring Amenity:

Overlooking:

R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22 - 30 metres to the rear and 10 - 15 metres to the street.

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street any overlooking concerns are minimal.

The views offered from the fenestration proposed on the south-west side elevation at first-floor level would offer views towards the rear elevation of Loddon Valley Leisure Centre. As such, any overlooking or loss of privacy concerns to any residential amenities are minimal.

The views offered from the fenestration proposed on the rear elevation at first-floor level would be positioned over 22 metres away from the primary function rooms of neighbouring dwellings to the rear at Camborne Close. With regard to No. 35 Kerris Way, views from the proposed first-floor rear windows would primarily be directed towards the far rear garden area of this property. In residential areas arranged in a linear form, it is not uncommon or unreasonable to experience a degree of mutual, oblique overlooking between gardens. In this instance, the viewing angles would be oblique rather than direct, and the level of visibility would not be comprehensive. As such, any potential overlooking is considered to fall within acceptable levels for a residential setting and would not result in a significant loss of privacy for the occupants of No. 35.

With regards to the new ground floor windows, the new boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

R18 of the Borough Design Guide SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable outlook, preferably dual aspect and no material impact on levels of daylight in the habitable rooms of adjoining properties. R16 of the Borough Design Guide SPD requires separation distances of 1 metre to the side boundary and 11 metres to the rear boundary.

The proposed dwelling would be suitably positioned, maintaining a minimum 1 metres separation gap from the side boundaries; with no projection beyond the rear elevations of the existing dwelling at No. 37 or the neighbouring property at No. 35. Furthermore, when accounting for the change in ground levels, the dwelling would remain modest in scale and proportion, such that it would not result in any unacceptable overbearing impact, loss of light, or overshadowing concerns for neighbouring occupiers.

Highway Access and Parking Provision:

Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. P3 of the Borough Design Guide SPD notes that parking spaces are to be a minimum of 5m x 2.5m.

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

In accordance with WBC Parking Standards, 3 cycle spaces will be required. The applicant has indicated a lockable cycle store on the plans with a direct access to the rear garden is indicated on the plan. The Highway Officer considers this to be acceptable in principle.

The Council's Highways Officer has requested that details of the refuse and recycling storage arrangements be secured by condition. However, as established under the previously approved application, adequate provision for bin storage can be accommodated within the front driveway, side or rear garden of the dwelling, all of which are located within 25 metres of the public highway. As the development is capable of providing suitable refuse and recycling storage without prejudice to the operation of the site, it is not considered necessary or reasonable to impose a condition requiring these details in this instance.

Flooding and Drainage:

The site is located within Flood Zone 1, and the Council's Drainage Officer has reviewed the proposal, raising no objection in principle to the development as shown on the proposed plans and elevations (Drawing 01, dated March 2024).

The application form indicates that surface water runoff will be managed via a soakaway system, while foul water will discharge into the existing foul sewer network. However, as specific drainage details have not been submitted, the Drainage Officer has recommended a condition to ensure appropriate drainage measures are implemented. A suitable condition will be attached to any approval.

Landscape and Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping. R14 of the Borough Design Guide SPD requires well designed hard and soft landscaping that complements housing.

The site is located on a cul-de-sac which features houses that have been altered over time. Tree Preservation Order (TPO) 197/1980 T33 (felled and replacement specified in November 2006) and T34 (felled with consent in June 2020) on 2 x oaks feature on the rear boundary of the property, west of the proposed site. Two offsite boundary trees, T30 and T32, were removed by the council.

The Council's Trees and Landscape Officer has reviewed this application and raises no objection to the submitted Arboricultural Impact Assessment (Ref. MW2404.KWE

AIA Rev. A, 28.11.24), which confirms that the proposed dwelling would be located outside the Root Protection Areas (RPAs) of all retained trees.

The Officer has, however, requested a revised Tree Protection Plan and Arboricultural Method Statement, as the submitted documents identify several potential tree protection measures but do not specify which construction methodology will ultimately be adopted. Notwithstanding this, the same Tree Protection Plan and Arboricultural Method Statement were submitted and accepted under the previously approved application 240920, where they were reviewed by the Council's Trees and Landscape Officer and considered satisfactory.

Given that the current proposal is substantially the same in relation to its impact on retained trees, it is not considered necessary or reasonable to require revised arboricultural details. The submitted documents identify appropriate mitigation measures to safeguard retained trees during construction, and their implementation can be secured by condition.

The surrounding area is characterised by a verdant street scene, with mature trees and soft landscaping making a significant contribution to its character. The Council's Trees and Landscape Officer notes that historic mapping and aerial photography indicate the loss of a number of mature trees, including a large Oak protected by TPO 0197-1980, together with other protected Oak and Ash trees that previously stood either within the site or along Elm Lane. It is unclear whether replacement planting has taken place.

To help restore the site's landscape character and compensate for the apparent loss of tree cover, the Trees and Landscape Officer recommends the planting of at least five replacement trees along the site boundaries, set back where appropriate. Suitable species include *Acer campestre* 'Streetwise', *Amelanchier lamarckii*, *Crataegus laevigata* 'Paul's Scarlet', *Crataegus prunifolia*, *Malus* 'Evereste', *Parrotia persica* 'Vanessa', *Prunus* 'Snow Goose', *Prunus subhirtella* 'Autumnalis Rosea' and *Sorbus aria*, all of which remain relatively modest in size.

A condition requiring the submission and approval of a detailed landscaping scheme, including replacement tree planting, will be attached to any planning permission to ensure this matter is appropriately addressed.

Ecology:

The proposal involves the demolition of an existing garage situated within a habitat type where bat roosts have previously been recorded within the borough. The Council's Ecology Officer has reviewed the submitted Preliminary Roost Assessment (AA Environmental, Ref: 233269/ARB, dated 8 January 2024) and agrees with its conclusion that the garage offers negligible potential for bat roosting. Accordingly, no further ecological surveys are deemed necessary, and the development is unlikely to result in any adverse impacts on roosting bats or other protected species.

In accordance with Policy TB23 of the Managing Development Delivery Local Plan, which seeks to ensure development provides opportunities through its design, layout and landscaping to incorporate new biodiversity features or enhance existing habitats, it is considered appropriate to secure a scheme of biodiversity

enhancements by condition. This will ensure the development delivers a measurable enhancement to biodiversity in accordance with the objectives of 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:	Yes
Recommendation:	Approval
Date:	30 July 2026
Earliest date for decision:	10 July 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.08.2026