

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                         |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                              | 252025                                        |
| <b>Site Address:</b>                                                                                                                                                                                    | 58 Bridport Close, Earley, Wokingham, RG6 3DG |
| <b>Expiry Date:</b>                                                                                                                                                                                     | 30 October 2025                               |
| <b>Site Visit Date:</b>                                                                                                                                                                                 | 3 October 2025                                |
| <b>Proposal:</b> Householder application for the proposed erection of a single-storey front extension and single-storey rear infill extension, and garage conversion to create habitable accommodation. |                                               |

### **PLANNING POLICY**

|                                             |                                                                                                                                                           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                     |
| <b>Core Strategy (CS)</b>                   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP5 – Housing Mix, Density and Affordability<br>CP6 – Managing Travel Demand |
| <b>MDD Local Plan (MDD)</b>                 | CC01 – Presumption in Favour of Sustainable Development<br>CC07 – Parking                                                                                 |
| <b>Joint Minerals and Waste Plan (JMWP)</b> | DM1 - Sustainable Development                                                                                                                             |
| <b>Other</b>                                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                           |

**PLANNING HISTORY-** No previous planning history

### **CONSULTATION RESPONSES**

|                                                   |
|---------------------------------------------------|
| <b>Internal</b>                                   |
| WBC Highways- No objection subject to conditions. |
| <b>External</b>                                   |
| N/A                                               |

## REPRESENTATIONS

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | <p>ETC raises objection to this application and recommends that WBC refuses the application due to inadequate parking, contrary to Policy CC07, in that the submitted parking plan appears to rely on the use of part of the shared access drive to the adjoining property, obstructing access, to the detriment of the amenity of the adjoining property, contrary to Policy CP3. If this application is approved, ETC ask that the applicant be advised that a Party Wall Notice may be required with regards to the works to the party wall with No.59.</p> <p><i>Officer Comment:</i> Highways have no objections towards the parking matters. The suggested Party Wall Notice is not a material planning consideration-it is a civil matter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Ward Member(s)      | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Neighbours          | <ul style="list-style-type: none"><li>• <b>Impact on privacy and overlooking:</b><br/>The proposed extensions, particularly the rear infill and front extension would overlook neighbouring amenities, reducing the level of privacy.</li><li>• <b>Loss of light/ overshadowing:</b><br/>The scale and positioning of the extensions are likely to block natural light to adjacent properties, leading to overshadowing and significant loss of daylight.</li><li>• <b>Out of character with surroundings:</b><br/>The front extension alters the building line and is inconsistent with the appearance of neighbouring properties, adversely affecting the character of the street scene.</li><li>• <b>Parking and highway safety concerns:</b><br/>The garage conversion will remove an existing off-street parking space. This will force vehicles onto the public road, significantly increasing on street parking in an area suffering from congestion. The additional demand could obstruct sightlines for drivers and pedestrians, creating potential highways safety risks.</li><li>• <b>Overdevelopment:</b><br/>The proposals represent overdevelopment of the site, resulting in reduced garden space and an overly dominant appearance relative to adjacent homes.</li></ul> |

**Site Description:**

The application site is located in a small residential cul-de-sac, on Bridport Close within the major development location of Earley. The existing building is a terraced property. The application seeks permission to erect a single-story front extension and single-story rear infill extension, and garage conversion to create habitable accommodation.

**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, in the major development location of Earley 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 requires the proposed single story front extension and single-story rear infill extension, and garage conversion to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single story front extension and single-storey rear infill extension, and garage conversion to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The rear infill extension will measure c.4.19m in width, c.1.44m in depth and c.3.20m in height. Given its proportionate scale and unimposing design, it is deemed that the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, part of the proposal is to the rear of the property where it would not be visible from the public domain, and this further demonstrates that the proposal poses no detrimental harm to the character of the area.

The proposed single-storey front extension will project c.1.57m of the front wall and measure c.3.16m in height and c.4.17m in width. The proposed single-storey front extension would comply with the Borough Design Guide as the building is set back c.9.24m from the street frontage and the extension would only project c.1.44m from the existing front building line. However, given its proportionate scale and unimposing

design, it is deemed that the front extension would have an acceptable impact on the appearance of the dwelling and wider area.

The proposed garage conversion poses no harm to the character of the area as neighbouring property no.57 also has one.

The proposed garage conversion, single-storey front and rear extension are subservient to the existing built form as the materials used to construct the conversion and front and rear single-storey extensions will be made to match the rest of the main dwelling. These are identified on the application form to consist of brick walls, tiled roof, UPVC windows and UPVC doors. The proposed extensions will have pitched roofs following the existing design, ensuring the character of the area is kept. The main building is in line with the building line of 59, however after the erection of the proposed erection the building would be projected forwards to be in line with 57 furthermore still ensuring the character of the area is being kept.

Whilst officers note an objection has been received from neighbouring No.59 to overdevelopment, the proposal does not stand contrary to CP1 and CP3 of the Core Strategy, reflect proportionate increases in scale to the host dwelling and therefore no objections are raised on this basis.

#### **Neighbouring Amenity:**

CP3 says the proposed single-storey front extension and single-storey rear infill extension, and garage conversion should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

#### *Overlooking:*

Whilst it is noted that a neighbour objection has been received with respect to overlooking into neighbouring amenities, the proposed single-storey infill extension would extend c.1.44m from the rear of the dwelling, similarly the single storey front extension would only extend c1.57m from the front wall. No windows are proposed on the side elevations of both front and rear extensions and given the single-storey nature of both extensions, there are no concerns relating to neighbouring amenities on loss of light or overlooking grounds. The front extension has a window located in the centre of the wall, the window does not provide outlook onto the neighbouring amenities, similarly the rear extension would propose including patio doors which would not provide direct outlook onto neighbouring amenities.

#### *Loss of Light:*

Whilst it is noted that a neighbour objection has been received with respect to loss of light, given the nature of the extension as single storey and the proposal's relationship with neighbouring dwellings this would not constitute grounds for objection.

#### *Overbearing:*

The proposed single-storey rear infill extension and single storey front extension does not adhere to R16 in the Borough Design Guide in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, the proposal does not have any separation from the boundary as the proposal is set right on the boundary with the neighbouring property (no.57). Whilst this technical conflict is noted, given the

proposal's single storey scale and location adjoining boundary treatment it would not significantly overbear adjoining occupiers insofar as to stand contrary to CP3 of the Core Strategy.

Whilst it is noted that a neighbour objection has been received with respect to overbearing; to avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary.

As above, the proposed development is set right on the boundary with the neighbouring property, but an eaves height of c3.2m is proposed which is marginally over the guidance relating to overbearing. Notwithstanding this technical breach, the proposed height aligns with an already existing rear extension and the extension of neighbouring property No.59; meaning that there is a physical boundary to prevent perceived overbearing impacts on neighbouring amenity. Overall, the proposed rear extension poses no detrimental harm to neighbouring amenities.

### **Highway Access and Parking Provision:**

Highways states that while the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. The extension will not affect the existing driveway. As the existing garage does not fully meet the council's requirement for car parking, the loss of the parking is tempered, and the council's Highway Officer raises no objection to the loss of this space. Informal parking does exist on the surrounding streets although it is noted that a relatively high level of on-street parking exists.

The application site is within an urban area with good sustainable transport links that reduce the reliance on private car ownership and thus parking demand.

Whilst it is noted that a neighbour objection has been received with respect to the garage conversion removing an existing off street parking space, taking the above factors into consideration, this does not constitute a reason for refusal.

As the garage is being converted, highways have requested a condition requiring providing alternative cycle storage, however whilst conducting the site visit on 03/10/2025, it was noticed that there is a shed located in the back garden utilised for this purpose. This is of sufficient scale to afford adequate cycle storage and thus a condition would not be required on this basis.

### **Amenity Space:**

R16 of the Borough Design Guide states *"The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable"*. The proposed infill rear extension will result in a minor loss of c.1.45m garden space at the rear of the dwelling, however there will be sufficient space remaining with c.12.19m in depth and c.6.10m in width.

### **Other matters:**

It is noted that Earley Town Council have outlined a party wall agreement would be required to facilitate construction of the extensions proposed. Matters pertaining to the party wall act are civil and legal matters. Consent of this planning permission does not override the statutory right to engage in a party wall agreement.

**Conclusion:**

In conclusion, the proposed single-storey front extension, single-storey rear extension and garage conversion would not detrimentally harm the character and appearance of the area, would not significantly harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it is recommended for approval subject to conditions.

**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**

|                                    |                   |
|------------------------------------|-------------------|
| <b>Conditions agreed:</b>          | Not required      |
| <b>Recommendation:</b>             | Agree             |
| <b>Date:</b>                       | 16 October 2025   |
| <b>Earliest date for decision:</b> | 30 September 2025 |

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>MC</i>         |
| <b>Date:</b>                                              | <b>17.10.2025</b> |

## **PLANNING CONSTRAINTS/STATUS**

***Major Development Locations***

***Consultation Zone- Major Nuclear Site***

***Great Crested Newt Impact Risk Zones***

***SSSI Impact Risk Zones***

***Aerodrome Safeguarding: Heathrow Consultation Zone***