

Application Number	Expiry Date	Parish	Ward
251482	18/08/25	Earley	Maiden Erlegh & Whitegates;

Applicant	Mrs S Lee
Site Address	9 Sevenoaks Road, Earley, Wokingham
Proposal	Householder application for the proposed erection of a single storey front extension with low-pitched roof and ramped access, alongside a single storey side extension with roof lights and fenestration alterations together with a single storey rear extension, the formation of a block paved driveway with new dropped kerb and associated boundary treatments and landscaping works following the demolition of the existing detached garage and rear chimney stack.
Type	Full
Officer	Cameron Young
Reason for determination by committee	Applicant is the Commercial Property Development Team

FOR CONSIDERATION BY	Planning Committee on Wednesday, 13 August 2025
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives

SUMMARY

The proposal makes adaptations and additions to make the property suitable to accommodate vulnerable residents within the Borough who are cared for by WBC's Adult Services. The proposed additions are minor and subservient features which would not harm the street scene and have a negative impact upon the street scene.

There are no concerns with regards to potential impacts on residential amenity due to the extensions are only single storey and the overall scale and massing of the extensions is proportionate to the host property as well as complying with the separation distance set out in the Borough Design Guide.

The application is therefore recommended for conditional approval.

RELEVANT PLANNING HISTORY		
Application No.	Description	Decision & Date
0/136/58	Outline	Conditional Approval 01/08/58
226/58	Sem-detached house	Approve 13/01/59

DEVELOPMENT INFORMATION	
Site Area	310.35m ²

Existing parking spaces	2
Proposed parking spaces	2
CONSTRAINTS	Major Development Location Heathrow Consultation Zone Wokingham Borough Council Owned Land Wokingham Borough Council Leased Land Great Crested Newt Consultation Zone SSSI Impact Risk Zones

CONSULTATION RESPONSES	
WBC Property Services	No comments received
WBC Highways	No objection subject to conditions

REPRESENTATIONS

Town/Parish Council: Earley Town Council: No objection

Local Members: No comments received

Neighbours: 16 Seveonaks Road: Supportive of application, consideration with regards to parking for inhabitants and carers.

Officer response: See highways section of report.

32 Easby Way: Is the description as a "householder application" correct, to appropriate?

Officer response: See care arrangement section of report.

PLANNING POLICY

National Planning Policy Framework

National Design Guide

National Planning Practice Guidance

Core Strategy (CS)

CP1 – Sustainable Development

CP2 – Inclusive Communities

CP3 – General Principles for Development

MDD Local Plan (MDD)

CC01 – Presumption in Favour of Sustainable Development

CC04 – Sustainable Design and Construction

CC07 – Parking

Other

Borough Design Guide Supplementary Planning Document

PLANNING ISSUES

Site Description:

1. The application site is a two-storey semi-detached dwelling located in Earley. The houses situated along Wickham Road is a variety of two-storey semi-detached dwellings. The material palette along the street is different from property to property, meaning there is no set characteristic of the street scene. All properties are built on a building line allowing for a decent setback from the footpath edge and road allowing for landscaping and parking

Proposal:

2. This application proposes:

- The erection of a dual pitched roof front porch,
- The erection of an access ramp to the front door
- The erection of a single storey side extension
- The erection of a part flat roof part monopitch roof single storey rear extension.
- The formation of a block paving driveway and new dropped kerb
- Demolition of existing garage and chimney stack
- Associated landscaping, boundary treatments

Principle of Development:

3. 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.
4. 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. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Care Arrangement:

5. Optalis, the Wokingham Trading Company, will be the support provider for the occupier at 9 Sevenoaks. Background care support will be available during the day and overnight at the property. The staff-to-client ratio will be determined by the clients' needs, typically involving 1 or 2 staff members for the three clients over a 24-hour period. Additionally, each client may receive extra one-to-one hours based on the needs identified by the Care Act Assessment conducted by the social worker. These hours may be used to assist with personal care tasks or community access.

6. The proposed extensions and internal alterations are intended to accommodate vulnerable residents within the Borough who are cared for by WBC's Adult Services.
7. The proposed use of the property at 9 Sevenoaks involves the accommodation of three residents living together as a single household, with care provided on-site by a registered support provider. This arrangement falls within Use Class C3(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended), which specifically includes:

8. Use as a dwellinghouse (whether or not as a sole or main residence) by— (b) not more than six residents living together as a single household where care is provided for residents.
9. The residents will share communal facilities and live together in a manner akin to a family unit, supported by staff but retaining independence. The use does not constitute a care home, nor does the scale of use represent a House in Multiple Occupation or a care home and remains a C3 dwellinghouse and therefore the development can be considered under this householder application.

Accessible Housing Provision:

10. Policy CP2 ensures that new development contributes to the provision of sustainable and inclusive communities and that planning permission will be granted for proposal that address the requirements of people with special needs, including those with a physical, sensory or learning disability or problems accessing services.
11. A ramp has been proposed to allow for easier access to the front of the property. The extensions and internal alterations to the ground floor will improve manoeuvrability on this level and provide sanitaryware facilities for the residents of the home and accessible kitchen.
12. The design will include suitable provision for ambulant disabled access, horizontal circulation around the internal layout, widths of doors and internal spaces, heights of switches and power sockets, as well as provision for the visually impaired. The internal floor levels throughout the proposed will match the existing, this is a crucial consideration with regard to horizontal circulation.
13. Such adaptations of an existing home contributes to meeting a housing requirement for a mix of groups including disabled people and vulnerable adults.

Character of the Area:

14. The inclusion of the disabled access ramp is a minor and discrete addition which would not harm the street scene.
15. The hardstanding driveway to be replaced with permeable block paving. Such alteration offers an improvement to the previous concrete surface and would not harm the street scene.
16. The Borough Design Guide states "*porches should generally project less than 2m forward of the building line*". The pitched roof front porch would only project 1.15m forward of the building line, thus complying with the BDG. The front porch is

considered to be a modest addition which would not harm the street scene. Furthermore, along Sevenoaks Road, there are many examples of different styles front porches, so such addition would not look out of place.

17. The BDG states *“side extensions should not generally project forward of the building line on the street frontage”* and *“a gap should be retained between the building and the site boundary, and this should be a minimum of 1m width”*. The single storey side extension for a WC and plant room would not project forward of the building line and would be approx. 1m from the side boundary, thus complying with the BDG. The single storey side extension would be subservient feature and minor addition which would not harm the street scene.
18. The BDG states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The single storey rear extension for the dinning/living room would be approx. 3.80m in depth, which complies with the BDG. The host property has a spacious garden to accommodate for such sized extension. 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.
19. The patio to the rear and side, wouldn't be visible from public locations the patio would not have an adverse impact on the character of the host property or surrounding area.
20. The new 1.8m closeboarded fencing would have no detrimental impact on the character and appearance of the area as it is located within the rear garden boundary and is a common boundary treatment within suburban and urban residential areas. Notwithstanding this, the erection of this fence be covered under permitted development and does not require planning permission.

Neighbouring Amenity:

21. **Overlooking:** The double door and windows as part of the rear extension would overlook onto the rear garden a similar outlook to the existing windows to the rear, the rear garden is at least approx. 19.15m long and there are no properties directly to the rear as the site abuts Maiden Erlegh School thus no overlooking concerns.
22. **Loss of Light:** Given the rear extension is set in from the boundary from no.7 by approx. 2.65m, there is significant separation distance and no loss of light concerns to neighbouring properties.
23. The rear extension would not result in harmful loss of light to no.11, as it would only slightly project forwards of no.11 rear extension building line.
24. **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.
25. The patio would be approx. 0.35m in height and would not have an adverse impact upon neighbouring amenities given the existing side boundaries would act as screening.

Highway Access and Parking Provision:

26. The proposal will not have a significant impact in respect of the overall number of habitable rooms.
27. In order to provide suitable accommodation for vulnerable adults, improvements are required to the property. This includes extensions and a disabled access ramp within the site frontage.
28. The existing garage is to be removed, however, to maintain provision of two driveway parking spaces, the proposal includes a new dropped crossing. An additional dropped crossing would not usually be accepted by the council's Traffic Management team, due to the presence of the accessibility ramp it is not possible to provide parking in an alternative layout.
29. In view of the exceptional circumstances, WBC Traffic Management have confirmed that there would be no objection in this instance.
30. The driveway is shown surfaced with a bonded material. The access works across the highway will be subject to separate consent.
31. Highways have recommend a cycling storage condition but is considered to be over onerous given the nature of the occupation.

Amenity Space:

32. The proposal reduces the amount of amenity space available to the property but it would still leave a large rear garden which is 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 minor reduction in amenity space to accommodate the extension is not considered to have a harmful impact on the amenity of the occupiers.

Conclusion:

33. In summary, the proposal is considered to not harm the character of the area nor neighbouring amenities. The proposal also complies with CP1, CP2, CP3 and the Borough Design Guide. Subject to conditions, therefore the application is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010)
<i>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.</i>
<i>The applicant has submitted relevant evidence it indicates that the proposals are to adapt the property to adapt the property to better meet the needs of a wheelchair user.</i>
<i>The scheme is intended to improve accessibility and promote inclusive living arrangements. As such, it is considered that the development would have a positive</i>

impact in terms of advancing equality of opportunity for persons with disabilities. No adverse impacts on other protected groups have been identified through the application or consultation process.

APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following conditions and informatives:

- 1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004*
- 2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 384-1200-A & 384-1205-C received by the local planning authority on 23/06/25 & 01/08/25. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*
- 3. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.*
- 4. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.
Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*
- 5. Access surfacing - No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.
Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.*
- 6. Access to be provided - No building shall be occupied until the access has been constructed in accordance with the approved plans.
Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.
3. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

5. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
6. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

APPENDIX 2 - Parish Council Comments (Where relevant)

ETC raises no objection to this application.