

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250729
Site Address:	79 Hilltop Road, Earley, Wokingham, RG6 1DB
Expiry Date:	21 May 2025
Site Visit Date:	7 May 2025
Proposal: Householder application for the proposed front extension and garage conversion into habitable accommodation. Plus, two storey side and rear extensions and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site is located within a residential setting of Earley. This application seeks planning permission for the proposed erection of a two-storey side and rear extension, a single storey front extension and the conversion of the existing garage.

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 proposed two storey extension would be legibly set back from the dwelling's existing protruding gable along the front elevation, plus set down from the existing ridge, helping to provide the visual sense of subservience that is of importance given the relatively large scale of the development. Furthermore, this subordinate relationship is achieved to a greater degree through the use of matching materials and fenestration, plus the continuation of the existing hipped form of the roof. The proposal has demonstrated compliance with the Borough Design Guide in this respect.

The rear component of the two-storey extension would be another large addition to the existing property, however, from a visual perspective, it would have minimal street presence and would not have a significant effect on the character of the street.

A single storey mono pitch extension is proposed to the front of the dwelling, which would create an enlarged garage and study, plus a new porch. Given the modest scale of this component, it is considered to appear as a sympathetic addition to the host property.

The development as a whole would increase the size of an already substantial dwelling. Nonetheless, the property is sited on a road whereby there is no set size or dwelling type, and which has experienced significant development in recent years, with a large number of houses being extended at first floor level. Consequently, the development is considered to be entirely synonymous with its context and would not be out of character with regard to size.

Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy in this respect.

Neighbouring Amenity:

Overlooking: The proposed first floor window on the rear elevations of the two-storey extension would provide oblique views of neighbouring gardens, however, this would not result in direct overlooking. The other additional elements of fenestration pose no added overlooking concerns.

Loss of Light & Overbearing: A search the council's planning records show that the two first floor windows on the southwestern elevation of No.77 serve non habitable rooms, thus limiting any loss of light concerns. Moreover, the proposed extension would be largely contained within the footprint of the existing dwelling and would not protrude beyond the rear of the adjacent dwelling, thus preventing any overbearing potential.

Highway Access and Parking Provision: The proposal will result in additional habitable rooms. A single garage will be retained and there is existing driveway parking for at least three vehicles. The level of parking is therefore considered acceptable to serve the development

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	19 May 2025
Earliest date for decision:	16 April 2025

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