

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260477
Site Address:	4 Harcourt Drive, Earley, Wokingham, RG6 5TJ
Expiry Date:	24 April 2026
Site Visit Date:	13 April 2026
Proposal: Householder application for proposed garage conversion, amendments to fenestration and erection of mono pitch porch, part single storey, part two storey rear extension and insertion of rear roof lights and erection of an outbuilding.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 CP9 – Scale and Location of Development Proposals CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
210203	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.0m, for which the maximum height would be 3.0m and the height of the eaves	Prior Approval Not Available 05 February 2021

	2.5m.	
220148	Householder application for the proposed 4m single storey rear extension and first floor 3m rear extension with conversion of existing integrated garage to create habitable space.	Approve 12 May 2022
240482	Householder application for proposed garage conversion to create habitable accommodation, single storey front extension to create a porch, part single part two storey rear extension with changes to the fenestration	Approve 22 May 2024
241995	Application for non-material amendment to planning consent 240482 for changes to fenestration, addition of front and rear pitched roofs and insertion of a rooflight.	Refuse 27 August 2024

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: A detached dwelling house with garage in the residential area of Earley. At the front, there is a driveway for off street parking and a grassed area with vegetation. The front boundary is a low brick wall and tall vegetation that partially screens the property from public view.

In 2022, a Planning Enforcement investigation ref RFS/2022/087211 related to the alleged conversion of the main dwelling into 2 properties with additional staircase to first floor extension. The investigation concluded that no breach of planning control had occurred and the case was closed.

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.

Proposal: The dwelling benefits from extant permission ref 240482 for a proposed garage conversion to create habitable accommodation, single storey front extension to create a porch, part single part two storey rear extension with changes to the fenestration. Permission ref 220148 was granted on 12 May 2022 and has expired for a 4m single storey rear extension and first floor 3m rear extension with conversion of existing integrated garage to create habitable space.

The proposed garage conversion would facilitate a living room. The front windows to the proposed playroom and existing first floor bedroom would be reduced in size. The front elevation of the garage conversion to facilitate a living room would have a door and a window. The mono pitch porch extension would measure approximately 6m in width and 1.8m in depth, 2.4m to the top of the eaves and have a maximum height of approximately 3.3m. The front elevation would be in line with the front garage wall.

The proposed part single storey rear extension would measure approximately 4m in depth, 10.8m in width, 2.5m to the top of the eaves and 3.4m to the top of the mono pitch roof. and have 3 no. roof lights. It would be located approximately 0.3m from the boundary with no. 2 Harcourt Drive. The part two storey rear extension would measure approximately 3m in depth, 7m in width, 5m to the top of the eaves and 7.6m to the top of the pitch roof with gable detail and would be located approximately 1.3m from the side boundary with no. 6 Harcourt Drive.

The proposed outbuilding would measure 3m in depth, 6m in length and be approximately 2.8m in height to the top of the flat roof. It would be located approximately 0.6m from the rear and side boundary. It would have double doors and a window to the front elevation and serve as a home office/gym.

Procedural Matters

Revised proposed plans was received by the Council on 22nd April 2026, and after the consultation date had ended. However, the revised site plan was a minor amendment to show 2 no. parking spaces. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 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. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is detached dwellings of a similar age and varying designs. The Highway is lined with grass verges and front boundaries comprise low brick walls and

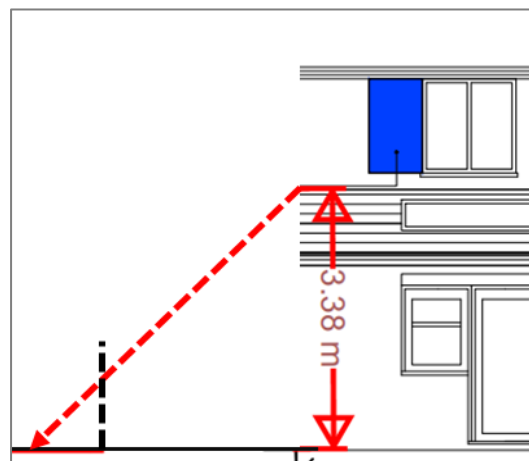
hedges. The application site is located opposite the junction with Falstaff Avenue. There is an example of a front porch extension with mono pitch roof at no. 6 Harcourt Drive and the neighbouring garage roof at no. 2 has a mono pitch roof. In this case, the proposed front porch extension would be in line with the existing front wall of the garage, and the eaves height would be the same as existing. The garage door would be replaced by a window. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be disrupted and the proposal would not be visually harmful.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: There are no additional windows proposed to the side elevations. The front window serving the living room would not face onto a habitable room. and the rear ground floor glazing would not overlook neighbouring habitable rooms and the front to. The fenestration to the outbuilding would face the main dwelling, overlook the side boundary enclosure fence that is approximately 1.8m in height, and have a separation distance of at least 14m with neighbouring habitable rooms. The first-floor rear bedroom window would be 3m forward of the existing window and provide restricted oblique views of the neighbouring garden at no.6 but it would not overlook habitable rooms. Therefore, there would be no significant loss of privacy because of the development.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In this case, the front porch extension would be single storey and in line with the existing garage. Figure 1 shows the test horizontal 45-degree angle test is complied with in relation to the nearest habitable windows at no. 6 Harcourt Drive; and Figure 2 shows the vertical 45-degree angle test is complied with in relation to no.2 Harcourt Drive. Therefore, there would be no significant loss of light because of the development.



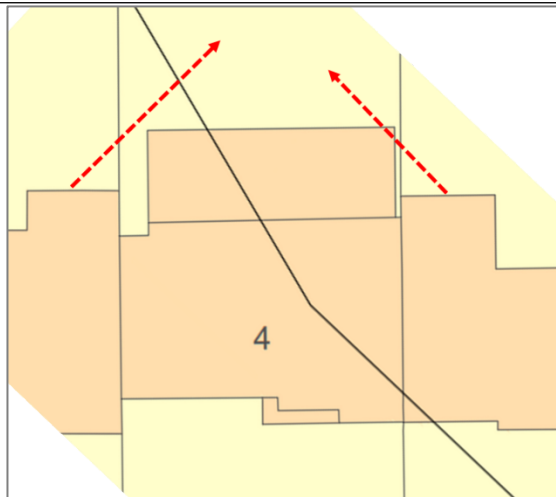


Figure 1 Horizontal 45-degree angle test

Figure 2 Vertical 45-degree angle test

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the part single storey rear extension would project 4 meters from the main rear wall, and the part first floor extension would be set back from the ground floor by 1m. The top of the gable roof would be in line with existing. The eaves height of the part two storey extension would be 5m and located approximately 1.3m from the side boundary with no. 6 Harcourt Drive. Therefore, the proposal would not be visually overbearing given that neighbouring occupants would have access to adequate private space.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The application property is a four-bedroom dwelling. The proposal would retain two off-street parking spaces on the existing driveway. The parking standards set out in the MDD Local Plan indicate that developments of this scale should provide an additional 0.3 of a visitor parking space. While parking restrictions are in place immediately outside the property, there are opportunities for on-street visitor parking within the immediate vicinity. In this context, the level of parking provision is considered acceptable and would not result in any detrimental impact on highway safety or residential amenity.

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:	Approve
Date:	22 April 2026
Earliest date for decision:	22 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.04.2026