

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250960
Site Address:	59 Ramsbury Drive, Earley, Wokingham, RG6 7RS
Expiry Date:	1 July 2025
Site Visit Date:	29 May 2025
Proposal: Householder application for the proposed single storey rear extension along with conversion of existing outbuilding into habitable space and enclosing of existing open porch.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Tree Preservation Orders

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
971142	Proposed two storey rear and single storey side extension to dwelling	Approved - 08 August 1997
13282	Single storey rear addition	Approved 5 June 1980

CONSULTATION RESPONSES

Internal

WBC Trees and Landscape – No objection
WBC Highways – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

Two storey detached dwelling in the major development location of Earley.

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:

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 proposed single story rear extension would have a flat roof and a rooflight and would protrude approximately 4.3 metres from the rear of the dwelling. As the single storey rear extension and linked building conversion would not be visible from the street scene, it would not adversely impact the character of the area.

The infill of porch walls is a clearly subservient and minor addition and will have no harmful impact on the character of the dwelling or area.

Neighbouring Amenity:

The only significant new built form in this development is the single storey rear extension. The outbuilding and porch wall infill would not have an impact on neighbouring amenity as works are to be contained within the existing footprint of the structures. With regards to neighbouring amenity for the rear extension, whilst the depth of the rear extension slightly does exceed the recommendations outlined in the

Borough Design Guide, it is considered that due to the sufficient separation distance proposed, the setting of the extension towards the centre of dwelling and the acceptable eaves height 2.8 metres, overbearing and loss of light concerns are minimal.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections; there are no changes to the existing parking provision.

Landscape and Trees:

The WBC Trees and Landscape officer has reviewed this application and has no objections; the TPO tree will not be impacted as it is not proximate to the scheme. The application form states that no trees or hedges need to be removed or pruned to carry out the proposal.

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:	No
Recommendation:	Approve
Date:	11/6/25
Earliest date for decision:	28 May 2025

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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	12.06.2025