

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251477
Site Address:	5 The Knapp, Earley, Wokingham, RG6 7DD
Expiry Date:	15 August 2025
Site Visit Date:	27 June 2025
Proposal: Householder application for the proposed erection of a single storey side and rear wraparound extension alongside the erection of a replacement detached garage with alterations to fenestration following demolition of existing side extension and garage.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment
SSSI Impact Risk Zones
Historic Flooding Points Consultation Zones

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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
00760	Replace existing garage with garage and conservatory	Approved 29/05/1974
23976	Conversion of roof space and provision ... windows	Approved 09/08/1985

40996	Two single storey rear extensions to enlarge dining room, kitchen and toilet	Approved 09/06/1993
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions. *Officer comments: This will be discussed within the main report.*

WBC Highways – No objection.

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application in objection and their comments are summarised below: - The proposed extension should not cross the boundary line. <i>Officer comments: On the submitted plans it does not appear that the proposed extension would cross the boundary line.</i> - The existing extension at no. 5 appears to be over the boundary line. <i>Officer comments: Boundary disputes are civil matters to be resolved between neighbours, the Council cannot get involved in such matters.</i>

- The proposed extension should not cross the boundary line.

Officer comments: On the submitted plans it does not appear that the proposed extension would cross the boundary line.

- The existing extension at no. 5 appears to be over the boundary line.

Officer comments: Boundary disputes are civil matters to be resolved between neighbours, the Council cannot get involved in such matters.

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey side/rear extension following demolition of the existing extensions and garage. The side element will provide a new garage, and the rear element will provide a wet room and an extension to the existing downstairs living space.

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 single storey side/rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property no.6 and is set 0.6 metres from the boundary with no. 4. However, the proportionate scale and unimposing design ensures that the extension would have an acceptable impact on the appearance of the dwelling and wider area. The side element of the extension (the replacement garage) is set back approximately 5.9 metres from the front of the dwelling, and this ensures that the extension would appear as a subservient addition.

Neighbouring Amenity:**Impact on No. 4**

The proposed single storey side/rear extension is single storey in nature and is set 0.6 metres from the boundary with no. 4 at the closest point. Whilst there is a door to the side of the garage facing the neighbouring property, the single storey nature ensures that there are no concerns on overlooking or loss of light grounds. The garage contains non habitable space. 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. In this instance, the proposal is set 0.6 metres from the boundary with the neighbouring property, but an eaves height of 2.2 metres shows compliance with this guidance relating to overbearing. Additionally, the new garage is largely on the footprint of the old garage, and this is aligned with the garage at no. 4, further demonstrating that there are no unacceptable impacts on the neighbour.

Impact on No.6

The proposed single storey side/rear extension is single storey in nature and is set right on the boundary with the neighbouring property no. 6. Doors are proposed on the side elevation of the new garage, however, the single storey nature ensures that there are no concerns on overlooking or loss of light grounds. 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. In this instance, the proposal is set right on the boundary with the neighbouring property, and the triple monopitch section adjoining the neighbour has a maximum height of 2.75 metres, and the parapet feature has a maximum height of 3.65 metres. The extension therefore does not fully comply with the BDG, but given the extension only extends 2.5 metres beyond the rear extension at no. 6, it is deemed that it would not be significantly overbearing enough to warrant a reason for refusal.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Flooding and Drainage:

The Council's Drainage Officer was consulted on this application and whilst they have no objection to the principle of the development, they have suggested a condition requiring details of the drainage system to be submitted prior to commencement. However, the site is located within flood zone 1 and is at a low risk from surface water

flooding according to EA mapping. Given that the proposal will only slightly increase the footprint of built development on site, it is considered unnecessary and unreasonable to require details of the drainage system. Accordingly, the condition is not recommended.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	13 August 2025
Earliest date for decision:	14 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	13 August 2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant