

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260199
Site Address:	23 Swepstone Close, Earley, Wokingham, RG6 3EZ
Expiry Date:	25 March 2026
Site Visit Date:	29 January 2026
Proposal: Householder application for the proposed erection of a single storey front extension, single storey rear extension, plus changes to garage fenestration.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY - No relevant history

CONSULTATION RESPONSES

Internal

WBC Ecology Newts – No objection.
WBC Ecology – No comment to make.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site comprises a two-storey detached property located on the southern side of Swepstone Close. The application site forms part of a larger 1980s housing development. Properties are similar in age and appearance.

Typical materials include brick and concrete roof tiles.

Proposal:

This application seeks approval for the erection of a single storey front extension to serve a porch and a single storey rear extension with a flat roof and two rooflights. Other changes to fenestration are proposed which includes the addition of one external door in the flank wall 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:

Swepstone Close comprises of detached dwellings that are similar in layout and appearance. Some of the properties, however, have benefitted from alterations and extensions in a variety of forms and designs.

The proposal includes the erection of a single-storey front extension. 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.

The proposed front extension would be relatively modest in scale. While it would project forward of the existing entrance, it would align with the lounge and would not encroach the principal building line. As such, the development would remain visually consistent with the existing built form of the dwelling.

In terms of appearance, the extension would be constructed using materials to match those of the host dwelling, ensuring a cohesive and sympathetic relationship with the existing property. Given its limited scale and alignment with the principal building line, the front extension would not appear overly prominent or visually intrusive within the street scene.

The proposed single-storey rear extension would have a flat roof form with two rooflights. As the property is located towards the end of the cul-de-sac adjacent to the turning circle, there would be limited views of the rear extension from the public realm. Therefore, the proposed single-storey rear extension would not cause any detrimental impact to the character of the host dwelling or public realm.

Neighbouring Amenity:

Overlooking:

The proposed single-storey rear extension would have one window and one set of patio doors in the rear elevation to serve a kitchen dining room. Page 47 of the BDG sets out the recommended separation distances between properties in order to maintain privacy and limit any sense of enclosure. The proposed rear fenestration would be approximately 18.35m from the rear fenestration of no. 156 Maiden Place. While this would be lower than the recommended 22m minimum separation gap, it is noted that there is established evergreen hedging along the rear boundary which would largely screen the proposed development from the neighbouring property. Therefore, due to the single-storey nature and natural screening, it is considered that the proposed rear extension would not generate any detrimental loss of privacy impacts to neighbouring amenity.

There are also two rooflights proposed in the flat roof of the rear extension. The area to the west of the rear extension comprises the garage and driveway of adjoining property; no. 24. To the east of the rear extension is the conservatory of no. 22 Swepstone Close. The rooflight proposed on the eastern side of the flat roof would be approximately 4m away from the flank wall of the neighbouring conservatory. Due to the separation distances and surrounding built form, there are no adverse overlooking impacts that would be generated by the proposed rooflights.

Loss of Light & Overbearing:

The BDG states that the primary consideration of rear extensions is impact upon neighbours. Page 56 of the BDG states that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The proposed rear extension would extend more than the recommended 4m and would be approximately 1m from the eastern shared boundary. However, the extension does comply with other BDG guidance which stipulates that the eaves height of single-storey

extensions should not exceed 3m within 2m of a side boundary. In addition, the flat roof design of the extension is less intrusive than a traditional pitched roof and creates a lower overall height. This would reduce the amount of shadow cast onto the neighbouring property, as well as reducing the perceived and actual bulk of the built form and retaining a more open feel.

The primary document used to consider daylight and sunlight is BRE Report BR 209 'Site Layout Planning for Daylight and Sunlight, a guide to good practice'. This guidance is advisory in nature and is intended to assist with good design and the BRE recognise that there is no formal requirement to comply with the advice it contains. The 45-degree approach is used to assess the potential impact of a proposed development on a neighbouring property's amenity, particularly concerning light.

Plan 1982-03 was submitted to support the application and demonstrates that a line of 45 degrees would not be breached by the proposed development.

In conclusion, it is considered that the proposed rear extension would not result in any undue harm upon the living conditions of adjoining occupiers by way of loss of light or overbearing.

The proposed single-storey front extension would consist of a relatively modest 1.38m forward projection and would align with the principal building line. The closest built form of any neighbouring property would be more than 9m away. Therefore, there are no adverse overshadowing or overbearing impacts that would be generated to the occupants of neighbouring properties.

Highway Access and Parking Provision:

Policy CC07 states that planning permission will only be granted where a development can meet parking provision, the standards of which are in Appendix 2 of the MDD. Development should also not adversely affect the Highway network and promote sustainable transport modes, as outlined in policy CP6 of the Core Strategy.

The proposed development would not increase the number of habitable rooms in the property and there are no changes proposed to the existing parking arrangements. Therefore, the existing parking is considered acceptable to serve the proposed development.

Amenity Space:

Section R16 of the BDG sets out an 11m minimum rear garden depth as a general benchmark to ensure adequate privacy, usability and separation between dwellings. However, the BDG recognises that this standard should be applied flexibly, taking account of site-specific context, established character, and the overall quality and functionality of the resulting outdoor space.

In this case, although the proposed rear extension would reduce the remaining garden depth to below the 11m guideline, the shortfall is not considered to result in material harm. Within the surrounding area, modest garden depths are common, and the prevailing pattern of development demonstrates that smaller gardens are a typical and accepted feature of the local area. The proposed garden would retain a largely square form with a level surface, ensuring that the remaining space is usable, functional and

proportionate to the scale of the dwelling and would provide sufficient amenity space for domestic activities, outdoor seating, and landscaping.

Given the established local context of comparatively shallow plots, together with the retained usability and satisfactory layout of the garden, the reduced depth is considered acceptable in this instance and would not give rise to undue harm to the living conditions of existing and future occupants.

Ecology:

The application site is not located in an area suitable for bat roosts, but is located in an amber impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the amber impact zone, there is highly suitable habitat and a high likelihood of great crested newt presence.

The Council's Newt Ecologist was consulted and raised no objection to the proposal. They concluded:

"The applicant has not provided any ecological information regarding great crested newts (GCN) for the site. However, the development is small scale, largely comprising an area of patio. A pond is located within 250m of the development; however, landscape permeability is low with barriers to great crested newt movement, meaning the chances of encountering one on the site are minimal.

We are satisfied that if this development was to be approved, it is unlikely to cause an impact on GCN and/or their habitats. However, as the application site lies in the amber impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site, I recommend an informative outlining what should be done in the unlikely event that GCNs are found at any stage of the development works".

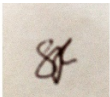
Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Not required
Recommendation:	Approve
Date:	13 March 2026
Earliest date for decision:	18 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	20.3.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Great Crested Newt Impact Risk Zone – Amber

Hawkedon Ward

Earley Parish