

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252205
Site Address:	101 Mays Lane, Earley, Wokingham, RG6 7DG
Expiry Date:	19 November 2025
Site Visit Date:	9 October 2025
Proposal: Householder application for the erection of a single storey rear extension and removal of the existing conservatory.	

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 CC07 – Parking CC09 – Development and Flood Risk 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

PLANNING HISTORY		
Application No.	Description	Decision & Date
040390	Proposed single storey side extension to dwelling , first floor rear extension, single storey rear extension to form conservatory and front porch.	Refused 30/07/2004

052531	Proposed single storey and part 2 storey side extension to dwelling and rear conservatory.	Approved 04/05/2005
051664	Proposed single storey side extension to dwelling and rear conservatory.	Approved 04/05/2005

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received
Neighbours	Two letters received. - One letter raising concern that there is no scale on the plans. OFFICER COMMENT Each plan has the scale shown as a ratio which is acceptable. - One letter raising concern that the proposed ground floor plan and proposed roof plan do not match, and objection if the extension is not set in from the shared boundary. OFFICER COMMENT Revised plan (1A) was submitted which shows the proposed extension set in from the shared boundary.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the eastern side of Mays Lane, Earley. The dwelling is one of ten dwellings that form a row of mid-twentieth century properties. There is no uniform appearance to the properties within the vicinity with many having undergone alterations and extensions in a variety of forms and design.

Typical materials include brick, render, hung tiles, pebble dash and brick and timber detailing.

Proposal:

This application seeks approval for the removal of the existing conservatory and erection of a single-storey rear extension with pitched roof and two rooflights.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update:

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025

Character of the Area:

The proposed rear extension would measure approximately 5.5m in width and 5m in depth. CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed extension would be single-storey and to the rear of the host dwelling. Due to the close proximity of the neighbouring property to the south, there would be no views of the extension from the public realm. Therefore, the proposed extension would cause no detrimental impact to the character of the host dwelling or street scene.

Proposed materials include brick, render and roof tiles to match the main house which are acceptable.

Neighbouring Amenity:

Overlooking:

The single-storey rear extension would include one window in the rear elevation and one set of patio doors in the northern side elevation. The proposed casement window and patio doors would provide views similar to the existing conservatory fenestration. There are also two rooflights proposed in the pitched roof of the extension. The rooflights would be more than 5m to the northern shared boundary and approximately 1.5m from the southern shared boundary. It is noted however, that the southern rooflight would be adjacent to the roof tiles on the northern slope of the neighbouring (no. 103) main roof. As there are no windows within close proximity to the southern rooflight, there would be no adverse loss of privacy that would be generated to neighbouring amenity.

Loss of Light & Overbearing:

The BDG states that the primary consideration of rear extensions is impact on neighbours. The extension would extend to the shared boundary with no. 103 and approximately 4.5m from the northern shared boundary. It is acknowledged that the length of the extension would not comply with guidance set out in the BDG which 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 extension would be constructed close to the southern shared boundary and would extend to approximately 5m in length. It is noted however, that the proposed extension would align with the already constructed rear extension at no. 103 Mays Lane which boasts a taller pitched roof than that of the proposed roof. Therefore, due to the existing built form of no. 103, there would be no detrimental overshadowing or overbearing impact that would be generated by the proposal.

Highway Access and Parking Provision:

As the proposed extension would not impact the total number of habitable rooms, the existing parking arrangements are considered acceptable to serve the proposed development.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. The proposed extension would reduce the total length of the garden to approximately 30m which is acceptable.

Conclusion:

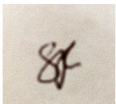
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	14 November 2025
Earliest date for decision:	23 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	17.11.25

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Landscape Character Assessment 2019 - Woodley-Earley Settled and Farmed Clay

Maiden Erlegh & Whitegates Ward

Earley Parish