

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260895
Site Address:	27 Blackstone Way, Earley, Wokingham, RG6 1FF
Expiry Date:	16 July 2026
Site Visit Date:	1 June 2026
Proposal: Householder application for the proposed erection of a single storey side extension to existing detached garage.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development 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 CC07 – Parking TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history.	N/a	N/a

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: Objection due to the development leading to substantially built up front garden, changing the street scene.

Officer Response: *The impact on the character of the area is discussed in the main report.*

WBC Highways: No objection.

External

No comments received.

REPRESENTATIONS

Parish/Town Council

Woodley Town Council: Objection due to the proposal leaving insufficient off-street parking for the property.

Officer Response: *The impact on parking provision is discussed in the main report.*

Ward Member(s)

No comments received

Neighbours

Summary of Objections:

- The proposed extension to the detached garage would not remain subordinate to the host dwelling and would be out of keeping with the character of the area.
- The side extension would result in harm to the street scene through the creation of a more prominent and dominant structure disrupting the established street pattern.
- The proposal would represent overdevelopment and reduce the spacing between buildings.
- The extensions would have an overbearing impact on neighbouring properties resulting in a loss of outlook.

Officer Response: *As outlined in the appraisal section below, the proposal has been assessed against the BDG and relevant development plan policies. Whilst concerns have been raised regarding the impact of the street scene, the proposal would not appear unduly prominent or dominant and would not disrupt the established pattern of development. In respect of neighbouring amenity, the scale, siting and design of the extension are not considered to result in an unacceptable overbearing impact or loss of outlook to adjoining properties. This is assessed in more detail below.*

APPRAISAL

Site Description:

27 Blackstone Way is located in Woodley, a Major Development Location. The dwelling is situated within an established residential area, occupying a corner plot on the southern side of Blackstone Way. This is a distinctive position on the street, unlike most dwellings on this street which form a continuous, tightly knit building line, no.27 benefits from a more open setting but the dwelling is set back away from the main streetscene in the far corner of Blackstone Road.

The property is semi-detached, featuring a gabled roof. The façade features red-brick, and the roof is finished in brown rooftiles. The property features a paved front amenity space (7.5m x 4m) with a tall hedge at the boundary with no.26. There is also a modest

rear amenity space (13.5m x 5.7m). There is a detached private garage positioned to the front of the site, set back from the public highway with a driveway. The garage is unique within the southern side of Blackstone Way, being the only example of this built form.

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.

Procedural Matters:

Revised Floorplans, Elevations and Site Plan were received by the Council on 2nd July 2026, and after the consultation date had ended. The amendment was for the removal of the proposed front extension from the detached garage. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Design / 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 characterised by a quiet, relatively low-trafficked residential estate featuring predominantly two-storey semi-detached dwellings of comparable scale and design features. The properties are finished in red brick, and the roofs are gabled, tiled in brown and feature 1no. roof dormers. Dwellings are set-back from the highway with front driveways providing off-street parking. The building density is moderate with limited space between plots and small amenity spaces. Building lines are consistent, contributing to a coherent urban character. As mentioned earlier, the host dwelling is set in a far corner of Blackstone Road away from prominent building lines.

Detached Front Garage Side Extension

The proposed extension is associated with the existing single-storey, detached garage positioned forward of the main dwelling. The BDG states that side extensions for outbuildings (including detached front garages) are generally only acceptable where the development is set further back from the street frontage or where the building is set further back from the street rather than the prevailing building line. In this instance, the garage occupies a unique position and forms part of an established arrangement that differs from the general pattern of development. Whilst the development is forward of

the property it is positioned within a side curtilage of the host dwelling on a corner plot forming a more open spatial context. As such, the development would not appear visually incongruous within the street scene or character.

The front wall of the garage would be set back 13.2m from the highway on Blackstone Way and would not appear visually prominent.

The proposed side extension would not significantly impact the design and character of the area beyond the existing built form. Whilst the proposal would increase the footprint of the garage, the development is single-storey and would not appear visually dominant. The proposal would not disrupt building lines, provided the existing detached garage is already established and unique to this dwelling. Furthermore, there is a mature hedge at the boundary with no.26 which means that the side extension would be effectively screened from the public domain. As such, the visual prominence of the extension would be limited.

The current proposal has been assessed on its own merits and is considered acceptable in terms of scale, design and residential amenity, and would not result in significant material harm to the character of the area.

Neighbouring Amenity:

Overlooking:

There will be 2no. additional side windows on the detached garage. These new windows will be facing the host property. An additional 1no. front facing window is proposed, however, there would be no neighbouring property visible from this outlook. This window faces the driveway and the public highway. There is no direct line of sight into neighbouring habitable rooms, the development is single storey. Therefore, in accordance with the BDG, this proposal demonstrates an adequate level of privacy in relation to neighbouring properties.

Loss of Light:

There would be no significant increase in overshadowing because of the proposal. The proposed side extension is single-storey, modest in scale and confined to the side of the existing detached garage facing the host dwelling. Given its limited height, the separation from neighbouring dwellings and the absence of any significant projection across neighbouring habitable-room windows, the proposal is considered to comply with Policy CP3 in respect of residential amenity.

Overbearing:

The eaves height of the garage is 2.5m and the ridge height is 3.9m. These measurements are the same as the existing garage. These measurements therefore remain subordinate to the main dwelling's eaves and ridge heights. Furthermore, the building remains single-storey and only a small development (3m side extension) is occurring on an existing detached garage.

A retention of 1.4m is retained with no.28 and the garage remains approximately 7m away from no.26. Given these retained distances and retained height of the garage following development, the extensions would not appear unduly dominant or result in a sense of enclosure or loss of outlook to neighbouring occupiers.

Overall, the development would not result in an overbearing, dominating or enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

Highway Access and Parking Provision:

WBC Highways raised no objection in principle to the proposal but expressed concern that the front extension to the garage originally proposed would reduce the available parking provision from the required two spaces to 1.5 spaces, as one parking space was considered inaccessible. Highways therefore advised that the front extension be removed to maintain compliance with the Council's parking standards.

Amended plans have subsequently been submitted removing the front extension. The revised scheme retains 2.5 parking spaces and therefore provides sufficient parking in accordance with WBC Parking standards. Highways also confirm that cycle storage can be accommodated within the rear garden and recommend a condition securing the garage for purposes ancillary to the dwelling.

Given that the amended scheme retains sufficient parking and does not adversely impact highway safety, the proposal is considered to comply with Policy CC07.

Amenity Space:

Amenity Space will not be significantly impacted. This is because the side extension projects 3m toward the host dwelling retaining a 1.6m space between the garage. Furthermore, 4.7m of amenity space to the front of the side extension is retained.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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.

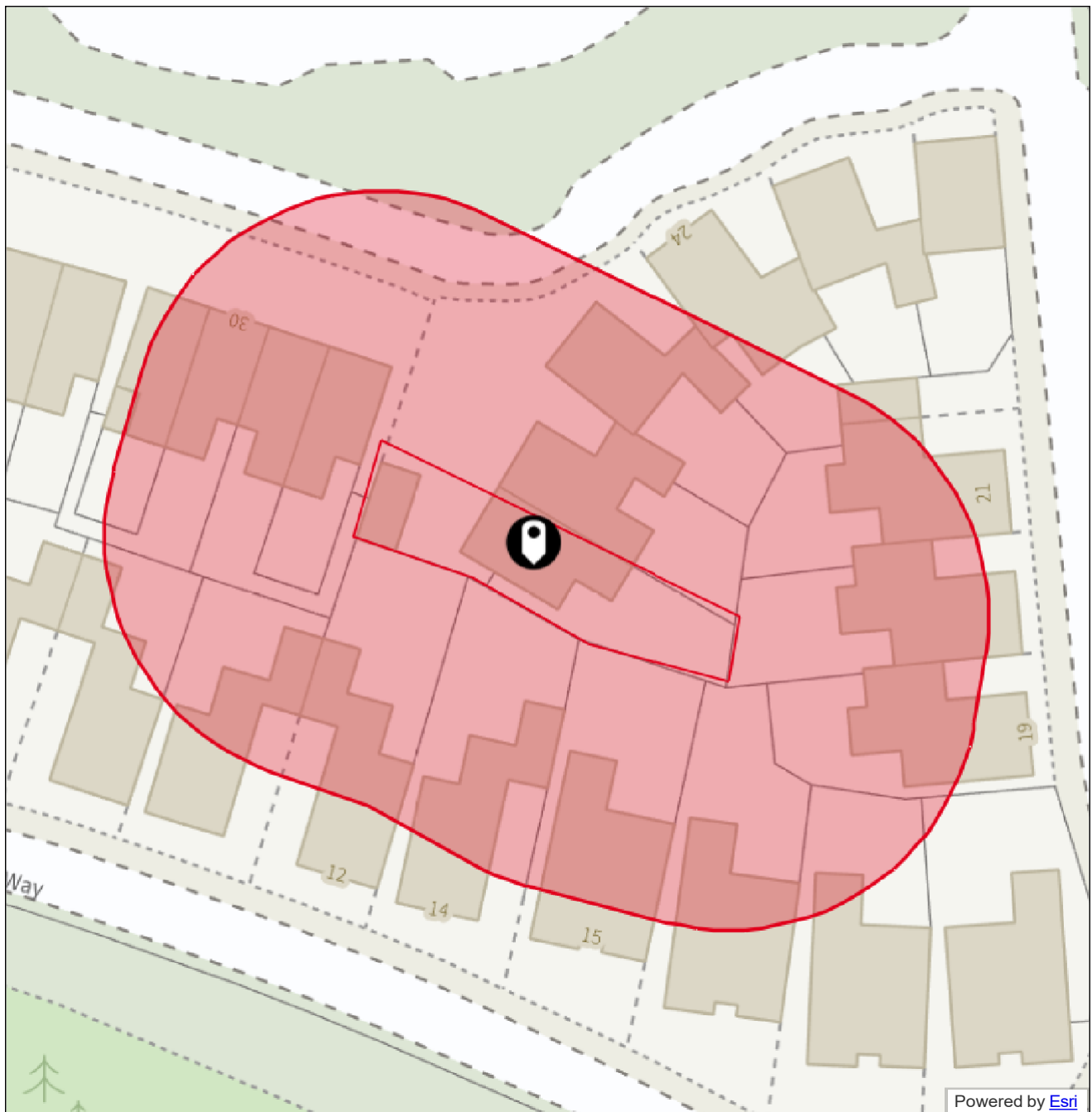
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	3 July 2026
Earliest date for decision:	11 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	06/07/26

PLANNING CONSTRAINTS/STATUS



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Site Allocation | Total count: 1

#	FEATURE_TYPE	NAME
1	Allocated Housing Development	University of Reading (Bulmershe Campus), Woodlands Avenue, Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&notes=&location=480914,172519%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
---	--------------	------

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

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0003-1951	Woodland	Confirmed

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	South Lake Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Woodley CP	0 m