

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250436
Site Address:	26 Meadow Road, Earley, Wokingham, RG6 7EX
Expiry Date:	26 April 2025
Site Visit Date:	9 April 2025
Proposal: Householder application for the proposed single storey rear extension to facilitate a conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
120450	Proposed two storey rear extension, front and side dormers and side sky-light windows to dwelling.	Approve 8 th August 2012

CONSULTATION RESPONSES

Internal
WBC Green Infrastructure WBC CIL
External
N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

A detached bungalow in the residential area of Earley. The garden at the rear of the property is approximately 34m long and enclosed by a fence approximately 1.8m high and interspersed with trees and vegetation. There is a large shed at the far end of the garden and the rear boundary faces directly onto the rear elevation of no. 5 Richman Close.

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.

Proposal:

The proposed single storey rear extension to facilitate a conservatory will measure 2m in depth, 5m in width and 3.6m in height. It will comprise red/brown facing brickwork to match existing; and the roof, windows and doors will be glazed with white frames.

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 rear conservatory would be single storey and not visible from the street. Therefore, it would not have an adverse impact on the character of the area. Overall, the proposed conservatory would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking: The north facing side windows of the conservatory would not directly overlook habitable rooms at no. 24 Meadow Road and would face onto a 1.8m fence and tall vegetation. The separation distance with the rear at 5 Richman Close would be approximately 29m which is greater than the minimal distance recommended in the BDG. Therefore, there are no concerns relating to overlooking.

Loss of Light: The proposal complies with the horizontal 45-degree angle test advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, in relation to the nearest habitable window at no. 24. Furthermore, the glazing on the roof, walls and doors would allow some daylight through. Therefore, there are no concerns related to loss of daylight.

Overbearing: The rear extension would extend approximately 5m from the rear wall of the dwelling house; be approximately 0.6m from the boundary with no. 24 Meadow Road; and the eaves height would be approximately 2.4m. Although the depth of the extension exceeds what is recommended in the BDG, the appearance would not be significantly overbearing due to the downward slope of the garden towards the house and the use of glazing materials for the roof windows and doors. Therefore, the proposal would not be harmful in relation to overbearing.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

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:	Yes
Recommendation:	Approve
Date:	16 April 2025
Earliest date for decision:	18 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/04/25