

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260470
Site Address:	33 Sellafeld Way, Earley, Wokingham, RG6 3BT
Expiry Date:	22 April 2026
Site Visit Date:	14/03/2026
Proposal: Householder application for the proposed erection of a single storey front and rear extension plus garage conversion to create habitable accommodation along with changes to 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 CP6 – Managing Travel Demand
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements DH1 – Place making and quality design DH2 – Safeguarding amenity HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

None consulted.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, end-of-terrace dwelling located in an established residential area. The surrounding area is characterised by detached, semi-detached and terrace properties that are broadly design and appearance.

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:

With regards to front extensions, section 4 of the Borough Design Guide SPD highlights that they are generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.

The proposed single-storey front extension would project approximately 1.47 metres to align with the existing front porch and would adopt a matching design and appearance. The existing property is located in close proximity to the highway, and the extension would bring the built form slightly closer to the site frontage. However, Sellafeld Way and the wider estate are characterised by a number of properties that

are similarly positioned close to the highway, often at varying orientations. In this context, the proposed extension would not appear out of keeping or overly prominent. The extension is modest in scale and would still retain a separation of approximately 1.4 metres from the pavement. As such, the proposal would not have an adverse impact on the character of the area.

The proposal involves the removal of the existing garage door and replacing this with a set of window's on the front elevation. The proposed windows reflect the design and proportions of the existing fenestration which would preserve the character of the existing dwelling and overall, would be a modest form of development that would not have an adverse impact upon the character of the area.

The proposed single story rear extension would have a pitched roof and would protrude approximately 3.5 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

Neighbouring Amenity:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts

Highway Access and Parking Provision:

While the proposal would not increase the number of habitable rooms, it would result in the loss of the existing garage, which would no longer be accessible for vehicle use. Although first floor plans have not been submitted with this application, Council records indicate that the dwelling has three bedrooms.

In accordance with the Council's Parking Standards, a dwelling of this size would typically require two off-street parking spaces. The submitted plans, however, show only one space. Despite this, there are no parking restrictions on Sellafeld Way, and a site visit by the Case Officer confirmed that on-street parking is common and does not appear to compromise the functionality or safety of the road.

Taking into account the modest scale of the proposed extensions and the lack of additional habitable rooms, the development is unlikely to generate an unacceptable increase in roadside parking that would harm highway safety or convenience.

The Case Officer also notes that the existing garage dimensions fall considerably below the standard 6 x 3 metres required for a modern vehicle. As such, other than accommodating a small car, the loss of the garage would not materially reduce the existing parking provision at the site. As such, there are no highways issues.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of

approximately 10.5 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 7 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

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:	Approval
Date:	27 March 2026
Earliest date for decision:	21 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.04.2026