

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250080
Site Address:	19 Meadow Road, Earley, Wokingham, RG6 7EX
Expiry Date:	17 March 2025
Site Visit Date:	10/2/25
Proposal: Householder application for proposed single storey side extension, to include a pitch roof, 2No roof lights to the existing roof and changes to fenestration. Followed by the demolition of the existing chimney. (part retrospective)	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals

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 CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
233000	Householder application for the proposed erection of single storey rear outbuilding, following demolition of the existing rear outbuilding.	Approved – 17 January 2025

CONSULTATION RESPONSES

Internal

WBC CIL – No comment

External - None

REPRESENTATIONS	
Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	1 letter received commenting on the red and blue line of the application site. <i>(officer note: this letter was later withdrawn and there are no concerns regarding the redline provided within the location plan).</i>

APPRAISAL
Site Description:
This application relates to a detached bungalow in an established residential area. The houses in the area are typically detached bungalows, some benefitting from various extensions.
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:
The proposed single storey side extension would have a hipped roof and would extend approximately 1.2 metres towards the side boundary. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. The raised patio area, which is the retrospective element of this application has joined up with an area of existing patio and will provide access to the recently constructed outbuilding at a lower level. This aspect of the development would not be visible from the public realm. As a result, the proposal would not adversely impact the character of the area.
Neighbouring Amenity:
The proposed development is modest in height, depth and design would be set adequately away from the adjacent neighbouring properties. Consequently, there are no loss of light or overbearing concerns.

Although this site has significant changes in ground levels, any overlooking concerns due to this are mitigated by the addition of obscured glazed glass on the windows that have the potential to overlook the front elevation of number 17. The windows that are not going to have obscured glazed glass will be instead screened by solid boundary treatment in the form of a timber fence, negating any impact.

The overlooking impact from the new patio area is not considered to be harmful as this offers similar views to the existing windows from the dwelling and the existing patio area. Additionally, much of the view to the neighbour's amenity space is screened by solid boundary treatment and by the outbuilding.

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:	No
Recommendation:	Approve
Date:	11/2/25
Earliest date for decision:	11 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	12.03.2025