

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250465
Site Address:	5 Aldbourne Avenue, Earley, Wokingham, RG6 7DB
Expiry Date:	16 May 2025
Site Visit Date:	08/04/2025
Proposal: Householder application for the proposed erection of a single storey rear extension, first floor side extension and an extension of the loft area, including a pitched roof dormer.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
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

WBC Drainage – No objections, subject to a condition.

WBC Highways – No objections.

WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – No objections.
Ward Member(s)	No comments received
Neighbours	No.7 Aldbourne Avenue - The neighbouring occupiers object to the proposal on the grounds that the large dormer window would result in an unacceptable loss of privacy to their rear garden. They consider the dormer to be excessively large, visually intrusive, and out of keeping with the character of the street. Additional concerns relate to the visual impact and overbearing effect of the proposed ground floor extension, particularly due to the length and height of the boundary wall and the intrusion caused by the extension's roof when viewed from their property. No.3 Aldbourne Avenue - The rear dormer is considered to cause unacceptable overlooking into the garden and family room and is out of keeping with neighbouring rooflines, which use rooflights. The objector requests its removal. Concerns are also raised about the scale of the 6-metre-deep rear extension, which is seen as overbearing, with a request to set it 1 metre off the boundary and lower the roof pitch to reduce light loss.

APPRAISAL

Site Description and Proposed Development:

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

It should be noted that amended plans were submitted by the agent and received on

08/05/2025, which include the alteration of the previously proposed pitched roof to a flat roof single storey rear extension, along with other design changes. The application will be assessed on the basis of these revised plans.

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 part single-storey, part first-floor extension would incorporate a matching hipped roof design and remain subservient in both form and scale to the original building. It would be set down from the main ridge and slightly set back from the front elevation at first-floor level. The resulting built form would be broadly consistent with the adjoining semi-detached dwelling at no.7 Aldbourne Avenue, introducing a degree of uniformity to the streetscape. As such, this element of the proposal would not have an adverse impact on the character or appearance of the area.

The proposed rear dormer window would also be set down from the main ridge and inset from the eaves of the host property. It would appear clearly subservient to the existing roof form and, due to its rearward position, would not be visible from the public realm. Consequently, the dormer would not adversely affect the character or visual amenity of the surrounding area.

The proposed single-storey rear extension would feature a flat roof and project up to 6 metres from the original rear elevation. Given its modest height, single-storey form, and siting to the rear of the property—where it would not be prominently visible from the public realm—the extension would not adversely affect the character or appearance of the surrounding area.

The new roof lights across the front and side elevation are of appropriate design and scale and would not appear as incongruous features in their residential setting. As a result, the new roof lights would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 15 metres separation from properties across the street any overlooking concerns are minimal.

The views offered from the fenestration proposed on the rear elevation at first-floor level would be no closer than the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

Similarly, the proposed side-facing rooflight would offer views comparable to those from the existing arrangement, limited to angled and non-comprehensive views primarily of the roof plane of No. 3. As such, it is not considered to result in any harmful overlooking. Furthermore, this rooflight services an ensuite bathroom only.

With respect to the dormer windows, Figure 4.25 within section 4 of the Borough Design Guide SPD advises a minimum back to flank separation distance of 15 metres into order maintain privacy and limit sense of enclosure. The proposed dormer window would be sited some 30 metres from the side wall of no.1 The Knapp, therefore would comfortably exceed this requirement.

Concerns have been received from the neighbouring occupiers at Nos. 3 and 7 Aldbourne Avenue regarding the potential for unacceptable overlooking and loss of privacy arising from the proposed dormer window. However, it is considered that the views afforded from the dormer would be broadly comparable to those already available from existing first-floor rear-facing windows, offering only a slightly more elevated perspective toward the far end of the rear garden areas. These would offer oblique views only due to the central position of the dormer in the roofscape.

In residential setting is characterised by a linear layout, it is not uncommon for there to be a degree of mutual, oblique overlooking between neighbouring gardens. In this case, any views from the proposed dormer toward the rear patio areas and balcony edges of the adjacent properties would be at an oblique angle and would not result in a direct or intrusive line of sight.

Accordingly, the proposed dormer window is not considered to result in an unacceptable level of overlooking or loss of privacy to the adjoining occupiers.

Loss of Light and Overbearing:

Section 4 of the Borough Design Guide advises that the eaves height of single-storey extensions should not exceed 3 metres where they are within 2 metres of a side boundary, in order to protect neighbouring amenity. In response to these guidelines, the applicant has submitted amended plans on 08/05/2025 which omit the previously proposed pitched roof and reduce the overall height. While the revised eaves height would exceed the guidance by 0.3 metres, this minor exceedance is not considered to result in a materially harmful impact.

Importantly, the extension would adjoin the shared boundary with No. 7 for only 4 metres, while the deeper section of the extension is stepped in by 1 metre from the

boundary. This stepped footprint helps to reduce any sense of enclosure or visual dominance when viewed from the neighbouring property.

Given the modest overall height, the limited extent along the boundary, and the separation introduced by the revised layout, it is considered that the proposal would not result in any unacceptable loss of light, overbearing impact, or sense of enclosure to either adjacent neighbouring property. As such, the development remains consistent with the objectives of the Design Guide and is acceptable in terms of its relationship with neighbouring properties.

The remaining 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:

The Council's Highways Officer has reviewed this application and notes that the proposal will not have a significant impact in respect of the overall number of habitable rooms, and therefore, the councils parking standards. The existing level of parking will be retained and this is considered acceptable. As such, no objections are raised on Highways grounds.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. The Council's Drainage Officer has reviewed the application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage Officer has subsequently recommended a condition be implemented which secures details of the surface water drainage system of the site prior to the commencement of development.

However, the Local Planning Authority consider this condition too onerous when compared to the scale of the development; the increase in hardstanding would be minimal. As such, the remaining permeable land around the site would be considered sufficient enough to as not adversely impact the flood risk of the site and the surrounding dwellings.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border Rotherfield Avenue and Reading Road.

The supporting Bat Scoping Survey (Crossman Associates, January 2025, ref: K1136.001) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be negligible. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	Not required
Recommendation:	Approval
Date:	7 May 2025
Earliest date for decision:	14 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15 May 2025