

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251648
Site Address:	33 Stanton Close, Earley, Wokingham, RG6 7DX
Expiry Date:	26 September 2025
Site Visit Date:	15 September 2025
Proposal: Householder application for the proposed erection of a single storey front extension, two-storey side and rear extension, following the demolition of the existing garage, conservatory and rear single storey extension.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
960328	Proposed Single Storey Rear Extension to Form Conservator	Approve 12th December 1996
251661	Application for the prior approval of the erection	Prior Approval

	of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.77m and the height of the eaves 2.57m.	Not Required 22nd August 2025
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CONSULTATION RESPONSES

Internal

WBC Highways – Request Further Information
WBC Ecology – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	One comment received: I would like to confirm that no windows are proposed in the East Elevation of the extension/conversion. <i>Officer Comment: There are no proposed windows on the East elevation of the rear first floor and ground floor extension.</i>

APPRAISAL

Site Description: A semi-detached dwelling in the residential area of Earley. The property has an attached garage and driveway for off street parking. The remainder of the front garden is laid to grass.

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 erection of a single storey front extension, and a two-storey side and rear extension, following the demolition of the existing garage, conservatory and rear single storey extension.

The proposed single storey front, side and rear extension would facilitate 2 no. bedrooms, a lobby, bathroom, utility room and an open plan kitchen. The front wall will measure 5.1m in width, have 1 no. window to the front bedroom, double doors to the lobby and a pitch roof measuring 3.5m in height to the top of the ridge; the side wall will be 13.9m in depth and have 2 no. windows to the bathroom and utility, and a sloping roof approximately 3m in height; the rear wall will have bifold doors to the kitchen, a window to the rear bedroom, measure 8.6m in width 2.9m in height, have a flat roof and extend beyond the original rear wall by approximately 4.8m.

The proposed first-floor side and rear extension would measure approximately 6m in height, be inferior to the main roof line and extend beyond the original rear wall by approximately 3.8m. It would facilitate the enlargement of the existing front bedroom, a bathroom, ensuite and additional bedroom at the rear. The front wall will be in line with the principal elevation, measure 1.6m in width and have a sloping roof; the side wall will have 2 no. windows to serve the bathroom and ensuite and measure 11.9m in depth; the rear elevation will have a window to serve the bedroom and measure 4.9m in width.

The single storey side extension would be adjacent to the boundary with no. 31 Stanton Close; the separation distance with the boundary of no. 35 Stanton Close would be 0.5m. The first-floor side extension would be 1m from the boundary with no. 31.

Procedural Matters

Revised site plan was received by the Council on 18th September 2025, and after the consultation date had ended. However, the revised proposed plan was a minor amendment to show 3 no. parking spaces requested by the highways officer. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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 Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- Front extensions should not project significantly forward of the building line.

The street scene is a residential cul de sac comprising semi-detached houses and detached bungalows of a similar age and design. Several properties have single storey side extensions and no's 18, 27 and 33 Stanton Close have 2 storey side/front

extensions that are similar in design to the proposal. Boundary treatments in the street are low brick walls or hedging and properties have driveways for off street parking. The road has a verdant appearance with grass verges and trees adjacent to the highway.

In this case the eaves height and ridge height of the side extension would be inferior to the main roof line, and the front extension would be single storey. The ground floor side extension would be adjacent to the boundary and same as existing; the first-floor side extension would be 1m from the boundary. The front extension and porch would extend approximately 2m forward from the principal elevation but would be set back 2m from the front wall at no. 31. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be significantly impacted and the proposal would not cause harm to the character of the area.

Overall, the proposal 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.
- The layout and design must have a balanced response to the local context in terms of provision of external space.

Overlooking: The first-floor side windows serving the bathroom and ensuite would be conditioned to be obscure glazing and non-opening below 1.7m of the internal floor level. The side windows serving the utility and bathroom on the ground floor would face onto a concrete wall approximately 3m in height. The proposed first floor rear and front bedroom windows would not face onto habitable rooms. Therefore, there would be no significant additional overlooking.

Loss of Light: The 45-degree angle test is advocated within the *British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. When assessing the impact of overshadowing on no. 35 Stanton Close, the horizontal 45-degree angle test is breached in relation to the nearest ground floor habitable room (Figure 1) and the vertical test is complied with (Figure 3). Furthermore, the horizontal 45-degree angle test is complied with in relation to the nearest habitable room on the first floor (Figure 2).

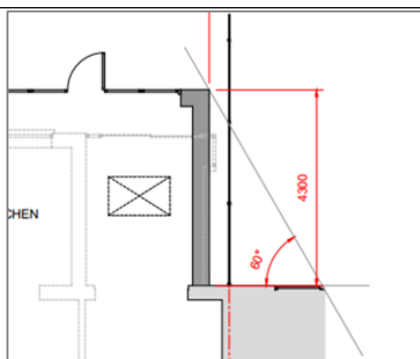


Figure 1 Horizontal 45-degree angle test in relation to 35 Stanton Close (ground floor)

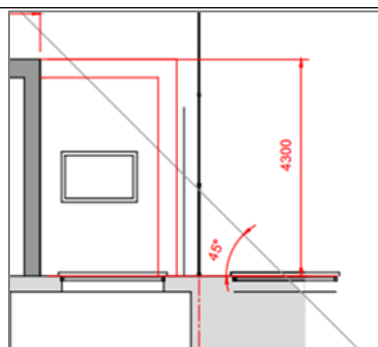


Figure 2 Horizontal 45-degree angle test in relation to 35 Stanton Close (first floor)

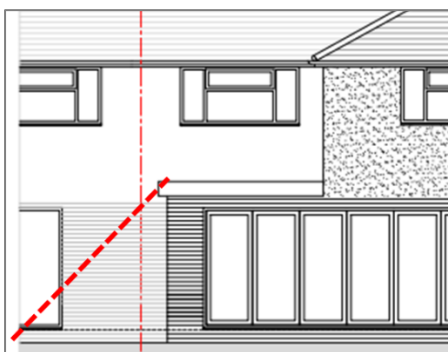


Figure 3 Vertical 45-degree angle test in relation to 35 Stanton Close (ground floor)

When assessing the impact of overshadowing on no. 31 Stanton Close, the horizontal 45-degree angle test is complied with in relation to the nearest first floor habitable room (Figure 4). Furthermore, Figure 5 shows that the ground floor habitable rooms at no.31 are already overshadowed by the outbuilding constructed close to the rear elevation of the main dwelling.

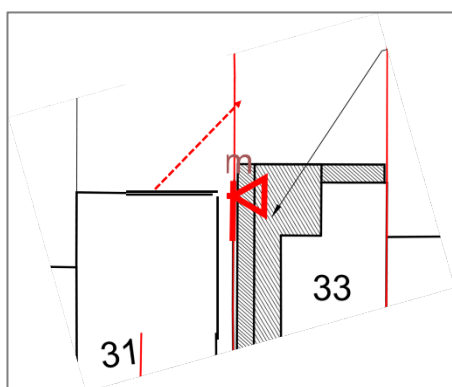


Figure 4 Horizontal 45-degree angle test in relation to 31 Stanton Close (first floor)



Figure 5 Image shows outbuilding at the rear of 31 Stanton Close that overshadows the rear habitable windows on the ground floor.

Overbearing:

When assessing the visual impact of the proposal on neighbouring occupants, the eaves height of the side extension would be approximately 4.8m and 1.8m taller than what is recommended in the BDG for extensions within 2m of the boundary. However, the separation distance with the boundary would be 1m and the extension would be set within a spacious rear garden. Also, the first-floor of the rear extension would project approximately 3.8m from the original rear wall, the roof would be

subservient to the main roof line and would comply with the recommendations in the BDG. Furthermore, given the existing rear extension and outbuilding at no. 31, the development would propose a balanced response to the local context in terms of provision of external space.

Therefore, the height and bulk of the dwelling will not significantly harm the neighbouring occupiers.

Overall, although the proposal would not fully comply with Policy CP3 of the Core Strategy regarding the height of the side extension. However, it would not cause significant harm to warrant refusal of the application given that all other aspects of policy are complied with.

Highway Access and Parking Provision: The Highways Officer requested further information and commented: *“The applicant proposes to increase the numbers of habitable rooms from 5 to 7. As the existing garage does not fully meet the council’s requirement for car parking, there will be no loss of parking space. Two driveway parking are proposed within the red line.*

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. Given the proposed dwelling will have six bedrooms, the Highways request three driveway parking to be provided for this development. This could be achieved by converting part of the existing front garden into hardstanding for an additional parking space.

The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. If the additional parking space cannot be accessed by utilising the existing dropped crossing, separate consent will be required from the TM team for the proposed width of the new dropped crossing.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified in this proposal or when discharging the condition.”

Officer comment: The applicant has submitted a site plan to show 3 no. off road parking spaces. There will be adequate amenity space in the rear garden to provide cycle storage and so it would not be reasonable to insist on the identification of alternative cycle storage as a condition of granting permission for this application.

Ecology: The Ecology Officer was consulted and raises no objection.

Planning Balance/Conclusion:

In this case the proposal does not fully comply with the Borough Design Guide in terms of neighbouring amenity because the separation distance of the first-floor extension with the neighbouring property is less than 2m. However, this is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to open space.

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:	17 September 2025
Earliest date for decision:	15 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23/09/25