

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253114
Site Address:	87 Redhatch Drive, Earley, Wokingham, RG6 5QN
Expiry Date:	3 March 2026
Site Visit Date:	9 February 2026
Proposal: Householder application for the proposed erection of a two-storey side and part single part two storey rear extension following demolition of the detached garage, plus changes to fenestration and installation of hardstanding to enlarge the front driveway.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley
Tree Preservation Orders

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
252853	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.	Prior Approval Not Required 17 th December 2025

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No Objection
WBC CIL – Liable

External
N/A

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	1. Two neighbours raise concerns regarding the clarity and completeness of the submitted drawings. They state that key dimensions, particularly rear-projection depths and overall height measurements, are missing or unclear. As a result, they report difficulty interpreting the scale of the proposed extension and understanding how far it would extend beyond neighbouring properties. They consider this lack of clear information to limit their ability to assess the full impact of the development on their amenity. <u>Officer comment:</u> <i>The measurements on the submitted floor, elevation and site plans have been checked and the scale bars are correct. Sufficient information has been submitted to calculate rear projections and separation distances from neighbouring properties.</i> 2. Two neighbours raise objections relating to loss of light. They consider that the height and proximity of the proposed two-storey extension would reduce morning sunlight to a neighbouring rear garden and adversely affect residential amenity. <u>Officer comment:</u> <i>Potential overshadowing in relation to neighbour amenity is discussed in the main report.</i> In addition, one neighbour states that the extension would run the full length of the shared boundary, replacing the existing single-storey garage. Given the narrow separation between the dwellings, they believe the increased height and length would significantly reduce daylight to their lounge and dining room, which rely on side-facing windows. They also consider that the scale of the extension would appear overbearing and could negatively affect their living conditions and property value. <u>Officer comment:</u> <i>Potential overbearing appearance and overshadowing in relation to neighbour amenity is discussed in the main body of the report.</i>

	3. One neighbour raises a concern that the proposed new door on the west elevation, where no opening currently exists, would face directly toward their bathroom window, resulting in a potential loss of privacy. <i><u>Officer comment:</u> Potential loss of privacy to neighbour amenity is discussed in the main report.</i> 4. Two neighbours raise concerns regarding the effect of the proposal on the character of the area. They consider that the proposed patterned brickwork and grey window frames would appear visually incongruous and out of keeping with the established appearance of surrounding properties, giving the dwelling a more commercial character. They also note that properties along this part of Redhatch Drive are closely spaced, and extending up to the boundary could increase the sense of enclosure and reduce light between dwellings. <i><u>Officer comment:</u> The impact of the development on the character of the area and neighbour amenity is discussed in the main report.</i> 5. Two neighbours raise concerns that the proposed extension would have an overbearing impact on the adjoining property at No. 89. They state that the development would introduce a substantial two-storey wall in very close proximity to the shared boundary, directly in front of windows serving principal ground-floor rooms. They consider that the height and length of this wall would significantly reduce outlook and daylight, replacing the existing view of a single-storey garage and fence, and would dominate the neighbouring property's main living spaces. <i><u>Officer comment:</u> Potential overbearing appearance and overshadowing in relation to neighbour amenity is discussed in the main body of the report.</i>
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APPRAISAL

Site Description: A detached chalet bungalow and garage located in the residential area of Earley. The front garden is approximately 9m in depth laid to grass, shrubs and a driveway for off street parking. The rear garden is approximately 30m in depth and the rear boundary abuts an Area TPO.

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 two-storey side and part single part two storey rear extension following demolition of the detached garage, plus changes to fenestration and installation of hardstanding to enlarge the front driveway:

Two-storey side extension

The roof will be set down approximately 0.5m from the main roof line and have a gable detail on the front elevation. The front and side elevations will be aligned at both ground and first floor levels. The side elevation will measure 13.6 meters in depth at ground floor level and 11.4 meters at first floor level. The front wall will be 1.3m in width, be set back from the principal elevation by 2.85m and the separation distance with side boundary of no. 89 will be approximately 1m. There will be 2 no. side windows on the first floor serving a bathroom and ensuite; and on the ground floor there will be 2 no. side windows serving a bathroom and hall, and a door.

Part single part two storey rear extension

The roof will be in line with the main roof line and have a gable detail on the rear elevation. The side elevation will measure 8 meters in depth at ground floor level and 6 meters at first floor level. The first-floor side elevation will be set in from the ground floor by approximately 1.4m and at ground floor level, the separation distance from the side boundary with no. 85 would be approximately 0.8m. The ground floor rear wall will be 8.8m in width, and it will be approximately 7.6m in width at first floor level. The first floor will be set back from the first floor by approximately 2m. There will be 1 no. side window on the ground floor serving a kitchen; and on the first floor there will be 2 no. rooflights. On the rear elevation there will be bifold doors to the ground floor; and on the first-floor double doors with Juliet Balcony and 2 no. windows.

The proposed hardstanding to enlarge the front driveway would be approximately 73 sqm and be tiled paving.

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 street scene is verdant with grass verges and mature trees planted at intervals.

The building line is linear. Properties comprise detached bungalows, detached chalet bungalows, detached 2 storey dwellings and semi-detached houses of varying designs and roof heights. There is no uniformity of architectural style. There are examples of 2 storey side extensions within proximity of the application site at 77, 81, 86 and 96 Redhatch Drive. Also 2 storey rear extensions at 85, 91, 93 and 96 Redhatch Drive.

In this case, the proposed pitch roof of the side extension will be set down approximately 0.5m from the main roof line, roof tiles will match existing and the front elevation will have a gable detail. It will be 1.3m in width, set back from the principal elevation by 2.85m and the separation distance with side boundary of no. 89 will be approximately 1m. The external walls of the side extension will be light red brick to compliment the red brick on the existing dwelling. The existing window frames will be replaced with dark frames, and the facias will be powder coated aluminium. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be significantly harmed or the character of the wider area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to the character of the area.

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. For the purposes of the below assessment, bathrooms are classified as non-habitable rooms, any potential overlooking into these spaces does not give rise to a loss of privacy.

Overlooking: The 2-storey side extension facing no. 89 will have 2 no. windows on the first floor serving a bathroom and ensuite that would be obscure glazed and non-opening below 1.7m of the internal floor level. On the ground floor there will be a solid door with a narrow glass panel and the proposed window serving a bathroom would be obscure glazed. The hall window would not face directly onto the neighbouring side bedroom window. Therefore, the side facing fenestrations would not result in a significant loss of privacy to no. 89.

The side elevation facing no. 85 will have 2 no. rooflights serving a dressing room and a hallway. On the ground floor there will be a window serving the kitchen. The proposed fenestrations will face onto a dormer extension window at no. 85 serving a bathroom, and on the ground floor, a door to the laundry room and window to a bathroom. Therefore, the side facing fenestrations would not result in a significant loss of privacy to no. 85.

The first-floor rear facing windows and Juliet balcony would have oblique views of the neighbouring gardens and would be located at least 2.5m from the side boundary. The separation distance with the rear boundary facing onto the Area TPO would be at least 25m. Therefore, there would not be a significant increase in 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. In this case, Figures 1 and 2

show that both the horizontal and vertical 45-degree angle tests are complied with in relation to the nearest window serving a habitable room at no. 85. In relation to no. 89, the vertical 45-degree angle is marginally breached, and the horizontal 45-degree angle test is complied with in relation to the window of the nearest habitable room. A degree of overshadowing would occur to the ground floor side windows at no. 89. However, the extent of any overshadowing or loss of daylight would be limited and the neighbouring side windows effectively 'borrow' their outlook and daylight from across the application site. Also, these neighbouring rooms have additional windows that provide their main source of daylight. Therefore, there would not be significant overshadowing to neighbouring habitable rooms.

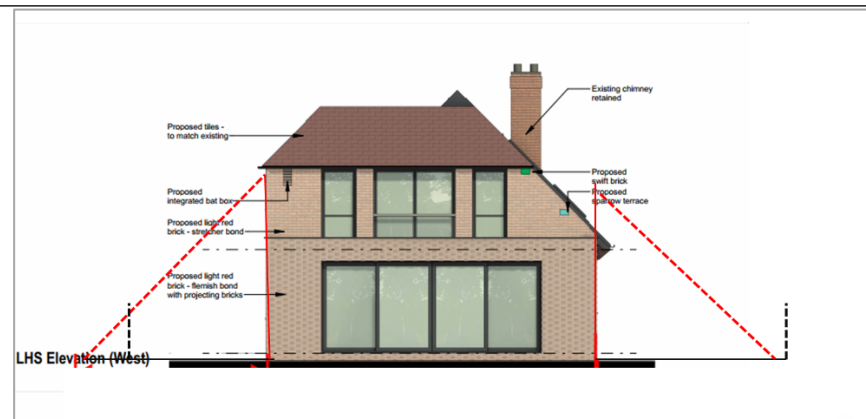


Figure 1 Vertical 45-degree angle test

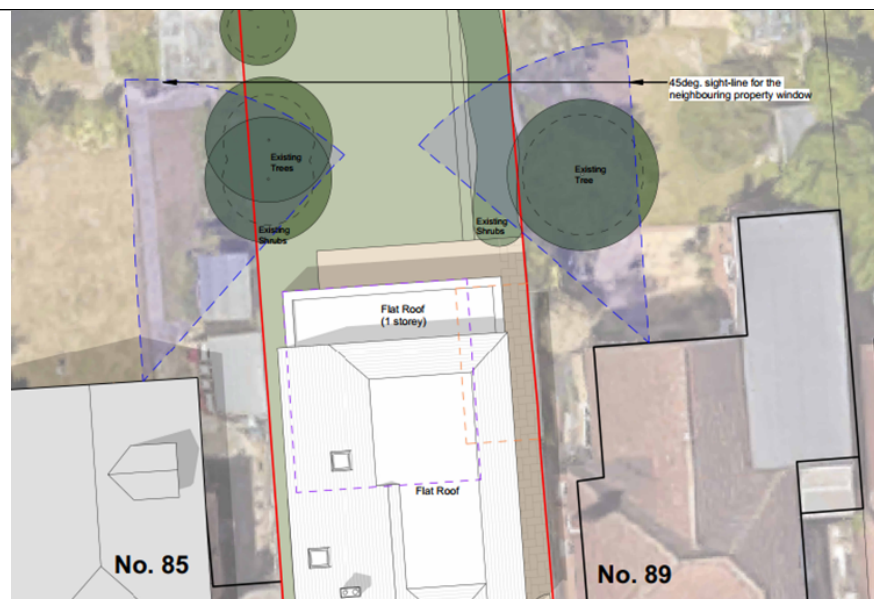


Figure 2 Horizontal 45-degree angle test

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case the two-storey element of the proposal would project approximately 6m back from the original wall of the existing dwelling and 1m further back than the rear wall of no's 85 and 89. The single storey element would project back 8m from the original rear wall of the existing dwelling and 3m from neighbouring rear walls. Also, the ground floor would be partially screened by side boundary fences

approximately 1.8m in height. The neighbouring rear gardens are approximately 25m in length. Therefore, although the proposal represents a large extension, the height and bulk of the dwelling will not significantly harm the neighbouring occupiers or dominate the adjoining bungalow.

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

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 2 spaces or more parking spaces are required for 3 or less bedroom dwellings. In this case the existing garage will be demolished resulting in the loss of 1 parking space. 2 no. parking spaces are shown on the site plan which is acceptable.

Landscape and Trees: The Tree Officer raises no objection and has commented: *"I have no objections to the proposed rear extension. It will not have an impact on the two areas of protected trees (TPO-0654-1994 and TPO-0661-1994) along or adjacent to the northern perimeter of the rear garden."*

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 proposed development will be liable for CIL based on the measurements of the floorplans. Please note that any changes to the floorplans listed will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

<https://pfi.exacom.co.uk/wokingham/cilforms.php>

Should you have any queries regarding CIL, please contact.

Developer.contributions@wokingham.gov.uk

Officer Comment: The applicant was informed that for works to be treated as "extensions" under a Householder application type, a viable building must remain in place to be extended. In this case, the Officer considered that a viable and recognisable building would not remain. Therefore, the Officer advised that it was in the applicant's best interests to secure the correct form of planning permission from the outset, particularly considering potential Community Infrastructure Levy (CIL) implications. Taking these considerations into account, the Officer recommended that the current Householder application be withdrawn, and a Full application submitted for a replacement dwelling following partial demolition of the existing. However, the applicant chose not to withdraw the current Householder application and considered

that as only the approx. 30-40% of the building envelope would be demolished plus changes to internal partitions, the proposal would retain a viable building.

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:	Yes
Recommendation:	Approve
Date:	17 February 2026
Earliest date for decision:	27 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18 February 2026