

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252805
Site Address:	65 Egremont Drive, Earley, Wokingham, RG6 3BS
Expiry Date:	6 March 2026
Site Visit Date:	9 February 2026
Proposal: Householder application for the proposed erection of a two-storey rear extension, a part single-storey side extension and the conversion of the existing garage, with associated fenestration, following the demolition of elements of the existing rear and side walls.	

PLANNING CONSTRAINTS/STATUS

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping 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
21821	Detached House and Garage	23/08/1984

CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Condition
WBC CIL

External

REPRESENTATIONS

Parish/Town Council	No Objection.
Ward Member(s)	No comments received
Neighbours	<u>Comment:</u> The neighbour raises no objection to the proposed single-storey side extension or the conversion of the existing garages. However, they express strong concerns regarding the proposed two-storey rear extension. They state that the 4.5 m projection would extend beyond the original rear building line of their own property and, due to its height and depth, would appear overbearing and oppressive when viewed from their recently constructed single-storey garden room. They request that the depth of the two-storey element be reduced so it does not project beyond the original building line. <u>Officer response:</u> <i>The impact on neighbour amenity is discussed in the main report.</i>

APPRAISAL

Site Description: A detached dwelling with an attached garage, positioned on a corner plot within a cul-de-sac in the residential area of Earley. It has an open plan front garden with grass, vegetation and a small tree. There is a driveway for off street parking.

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 two-storey rear extension will facilitate an open plan kitchen dining room on the ground floor, and the reconfiguration of first floor layout to enlarge the 4 no. bedrooms and add an ensuite. The separation distance with the boundary adjacent to no. 63 would be approximately 1m and the back-to-back separation distance with no. 54 Sellafeld Way would be approximately 22.5m. It would measure approximately 8.7m in width, 4.5m in depth, 5m in height to the top of the eaves and 6.9m to the top of the pitch roof. The rear elevation will have 3 no. windows on the first floor, and bifold doors plus a window at ground floor level. There will be no side elevation windows.

The single-storey side/rear extension will provide a utility room. The separation distance with the boundary adjacent to no. 67 would be approximately 0.5m and it will be set in from the rear garage wall by approximately 0.7m. The rear wall will be in line with two storey extension; it will measure approximately 5.6m in depth and 4.3m at its widest point. It will have a flat roof approximately 2.7m in height and 2 no. windows on the side elevations.

The conversion of the existing garage to a lounge will include the replacement of the 2 no. garage doors with 2 no. windows.

Procedural Matters

Revised proposed site plan was received by the Council on 15th February 2026, and after the consultation date had ended. However, the revised proposed plan showed a minor amendment to show 3 no. parking spaces. Therefore, the amendment was not considered to have a significant impact on interested parties 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 street scene is a cul de sac of detached dwellings in the residential area of Earley. Properties are of a similar age and varying architectural designs. No. 86 is opposite the application site and has a single storey front extension, plus conversion of existing garage to additional habitable accommodation with front facing window.

In this case, the two-storey rear extension and single storey side extension would not be visible from the public realm. The two windows inserted into the front garage wall would not harm the immediate street scene or wider area.

Therefore, the proposal would not cause significant harm to the character of the area and would comply with Policy 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.

Overlooking: There are no side windows to habitable rooms at neighbouring properties. The proposed first-floor windows of the rear extension would be set back from the building line with no 67. Although there would be an oblique outlook in closer proximity to neighbouring private amenity space at no. 63, the first-floor windows will not overlook habitable windows. Furthermore, the back-to-back separation distance with no. 54 Sellafield Way would be approximately 22.5m. Therefore, there would be no significant loss of privacy to neighbour amenity.

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 there are no side windows at no. 63 and 67 that would face onto the proposed development. The proposed rear wall would be set back approximately 4m from the rear wall at no. 67. Also, Figures 1 and 2 show that the 45-degree angle test is complied with in relation to the nearest habitable rooms at no. 63. Furthermore, as the rear gardens are west facing, and the neighbouring windows would continue to receive sunlight for much of the day.

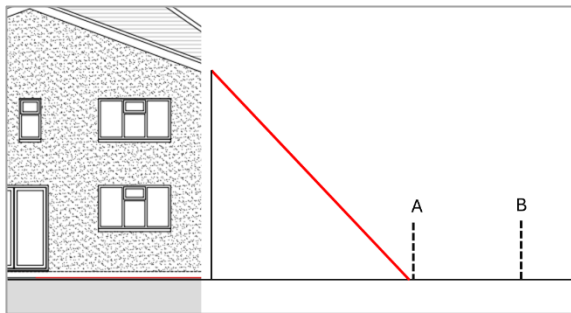


Figure 1 Vertical 45-degree angle test. no. 63 kitchen window shown as 'A' and lounge window as 'B'.

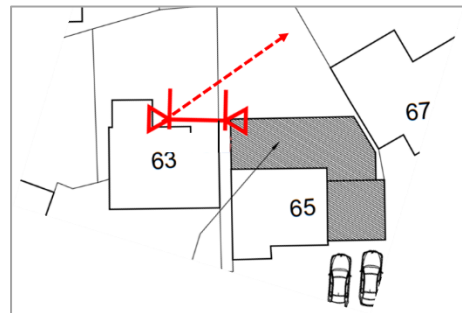


Figure 2 Horizontal 45-degree angle test.

Therefore, the proposal would not cause significant harm from overshadowing to neighbour amenity.

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 proposed rear wall would be set back from the rear wall at no 67 and project back approximately 0.5m from the original rear wall at no. 63 and the separation distance with the side boundary would be 1m. The side facing patio doors to the lounge at no. 63 would be located approximately 7m from the side/rear wall of the development. Furthermore, the neighbouring occupants would still have access to adequate light and private space.

Therefore, the height and bulk of the dwelling would comply with the recommendations in the BDG and will not have an overbearing impact when viewed by neighbouring occupiers.

Overall, the proposal would not fully comply with Policy CP3 of the Core Strategy regarding 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 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling.

In this case, the number of habitable rooms would remain the same. However, due to the internal width of the garage being 4.7m, the development would result in the loss of 1 no. parking space. The site plan shows 3 no. parking spaces each measuring 5m by 2.5m which is acceptable.

Flooding and Drainage: The Flooding and Drainage Officer raises no objection subject to condition and has commented: *“The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.*

Requested Condition

No construction shall take place until surface water drainage strategy which include details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.”

Officer comment: Due to the limited footprint of the development, and it being in Flood Zone 1, were the application to be approved, it would not be reasonable to condition a Surface Water Drainage Strategy as a Pre Commencement Condition.

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:	Yes
Recommendation:	Approve
Date:	16 February 2026
Earliest date for decision:	1 February 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	16 February 2026