

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260265
Site Address:	6 Byreton Close, Earley, Wokingham, RG6 5SA
Expiry Date:	1 April 2026
Site Visit Date:	13 February 2026
Proposal: Householder application for the proposed erection of a single storey side and rear extension, to include 2no. roof lanterns following part conversion of existing garage plus changes to fenestration.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
	No recent history	

CONSULTATION RESPONSES

Internal

WBC Highways - no objection in principle subject to the widened driveway being surfaced.

WBC CIL – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection. Recommend an incidental condition be attached to any grant of approval.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site comprises a two-storey detached dwelling located on the northern side of Byreton Close, a residential cul-de-sac within the built-up area of Earley. The property is part of a housing development characterised by mid-twentieth century detached and semi-detached houses of similar design and scale, with predominantly brick elevations, pitched roofs and front driveways providing 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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposal comprises a single storey side and rear extension plus conversion of half the existing double garage to create habitable space. The submitted application form confirms that external materials would comprise brickwork to match the existing dwelling, GRP flat roof to match existing flat roofed elements, and white uPVC windows and doors consistent with the existing fenestration.

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.

The proposed side/rear extension would effectively infill space between the existing garage and single-storey rear extension. In terms of appearance, the extension would

have a flat roof form and would align with the existing flat roof of the rear dining room, ensuring a cohesive relationship with the host dwelling. The proposed extension would not protrude beyond the flank wall of the existing garage nor the rear building line of the existing dining room.

Due to the single-storey nature and location of the extension to the rear of the main dwelling, there would be limited views of the development from the road. In addition, it is noted through aerial imagery that single-storey rear extensions are a common feature of properties in the vicinity. Examples include nos. 4, 5 and 11 Byreton Close. Therefore, it is considered that the proposed side/rear extension would be in-keeping with the built form of surrounding properties and would not result in any detrimental impact to the character of the host dwelling or public realm.

The proposed conversion of half the garage would be facilitated through the removal of the existing garage door and introduction of a smaller garage door plus one casement window. Although the properties in Byreton Close share broad characteristics, there is no uniform architectural rhythm to property frontages along the road. Owing to the non-uniform nature of frontage designs along the road, the proposed garage conversion would not disrupt any visual continuity nor appear incongruous.

Neighbouring Amenity:

Overlooking:

The proposed side/rear extension would include two roof lanterns to serve a hobby room and dining room. As there are no neighbouring properties to the east (owing to the end plot position) and the flank wall of the adjoining property to the west containing no windows and located more than 6m away, there are no loss of privacy impacts that would be generated to the occupiers at no. 5.

The introduction of one window to serve the converted garage would be more than 26m from the front fenestration of no. 7 directly opposite the host site. R16 of the BDG specifies separation distances to be retained in order to maintain privacy and limit any sense of enclosure. For front-to-front elevations, a 10m minimum separation distance is recommended. Therefore, the proposed window to serve the study would not generate any detrimental overlooking impacts to neighbouring properties.

Loss of Light & Overbearing:

The proposed side/rear extension would protrude approximately 3.06m from the original rear building line of the property and would align with the existing single-storey rear extension. Page 56 of the BDG states that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary' and 'A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width'. The proposed extension would comply fully with this guidance. In addition, the extension would remain set back from the neighbouring rear extension at no. 5 by approximately 0.6m, and there are no neighbours to the east. Therefore, due to the single-storey nature, flat roof design and set back position of the extension, there would be no detrimental loss of light or overbearing impact that would be generated to neighbouring residential amenity.

Highway Access and Parking Provision:

Policy CC07 states that planning permission will only be granted where a development can meet parking provision, the standards of which are in Appendix 2 of the MDD. Development should also not adversely affect the Highway network and promote sustainable transport modes, as outlined in policy CP6 of the Core Strategy.

The proposed development would result in an increase in the total number of habitable rooms. The existing site plan (PL-10A) shows four onsite parking spaces. The proposed site plan (PL-11D) shows four onsite parking spaces in an amended configuration. The changes to the driveway would retain front garden space to the east of the plot which is welcomed as this contributes to the local character of driveways supplemented with soft landscaping. The applicant should note that if any changes are required to the existing dropped crossing, separate consent would be required from the Council's Traffic Management Team.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. Following construction of the proposed extension, a garden depth of approximately 11.7m would be retained in a convenient and practical rectangular shape.

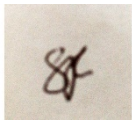
Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Not required
Recommendation:	Approve
Date:	27 March 2026
Earliest date for decision:	25 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27.3.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Great Crested Newt Risk Zone Amber

Hillside Ward

Earley Parish