

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                 |                                                |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Application Number:</b>                                                                                      | 251994                                         |
| <b>Site Address:</b>                                                                                            | 24 Falstaff Avenue, Earley, Wokingham, RG6 5TQ |
| <b>Expiry Date:</b>                                                                                             | 02 February 2026                               |
| <b>Site Visit Date:</b>                                                                                         | 08/12/25                                       |
| <b>Proposal:</b> Householder application for the proposed erection of a rear orangery with glazed roof lantern. |                                                |

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                       |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP2 – Inclusive Communities<br>CP3 – General Principles for Development                                                                                                                                                                                                                                                    |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC05 – Renewable Energy and Decentralised Energy Networks<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                                                                                                                                             |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                             | Decision & Date          |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 120767          | Proposed erection of a two storey side and rear extension to dwelling, plus single storey front extension to form porch. Demolition of existing garage. | Approved 09 January 2013 |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Drainage- No objections subject to conditions  
WBC Highways- No objections

#### **External**

|     |
|-----|
| N/A |
|-----|

## REPRESENTATIONS

|                     |                                            |
|---------------------|--------------------------------------------|
| Parish/Town Council | No objection raised by Earley Town Council |
| Ward Member(s)      | No comments received                       |
| Neighbours          | No comments received                       |

## APPRAISAL

### Site Description:

The application relates to a two-storey detached dwelling located on Falstaff Avenue in Earley, an area characterised by family housing with generous front and rear amenity space. The property is detached and sits within a residential street, with off-street parking and private garden areas typical of the locality.

The proposal seeks permission for a rear orangery with a glazed roof lantern, forming a single-storey rear extension to the dwelling. Additionally, the proposed includes the implementation a storage room behind the orangery, so the back of the storage room would face the front of the dwelling.

It is noted that initially the application featured works to raise the roof, however, these have been omitted from the development and subsequently a re-consultation was issued.

### 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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The dwellings in the area are predominantly irregular in form and do not conform to strict building lines. A number of properties along Falstaff Avenue have already been granted planning permission for rear extensions e.g. no.35 and 16, which has informed the established character and appearance of the area. As such, the proposed extension is consistent with the prevailing character of the locality and would not appear out of place.

The proposed orangery is located to the rear of the property and will be well removed from the street scene. As such, it would not be visually prominent and would be in keeping with the character and appearance of the area. Matching materials are secured by planning condition. Thus, the proposal is compliant with CP1 and CP3 of the Core Strategy and the Borough Design Guide with respect to its appearance.

### **Neighbouring Amenity:**

#### *Overlooking:*

The proposed orangery is single storey and located to the rear of the dwelling. It does not introduce any first-floor windows or raised openings that would result in overlooking of neighbouring properties.

The rear elevation shows glazed doors and windows at ground-floor level only, which is typical of residential development and allows views only into the applicant's own garden. Given the separation distances to neighbouring dwellings and the presence of boundary treatments, the proposal would not result in a harmful loss of privacy.

The glazed roof lantern is orientated upwards and does not allow direct views towards neighbouring properties. As such, there are no significant overlooking or privacy concerns arising from the development.

The proposed storage room would not give rise to overlooking or loss of privacy, as no windows are proposed.

#### *Loss of Light and Overbearing:*

The proposed development is modest in scale and acceptable in terms of their design. As the development is single storey, there are no significant concerns regarding overbearing impact or loss of light.

Furthermore, as the property is a detached dwelling with ample amenity space to the front and rear, the proposal is unlikely to result in any loss of light or overbearing impact on neighbouring properties.

### **Highway Access and Parking Provision:**

The proposed development will not affect highway access. The Highway Authority has been consulted and has raised no objections.

The submitted proposed floor plan confirms that there is no increase in the number of habitable rooms; therefore, the existing parking provision remains appropriate for the dwelling.

### **Amenity Space:**

Due to the limited scope of this extension, there would be minimal loss of amenity space. The residual garden space is in keeping with the Borough Design Guide (BDG) which states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable". After the extension the total length rear amenity space is approx. 22 metres meaning there will be sufficient space remaining in accordance with the BDG.

### **Flooding and Drainage:**

The existing dwelling is located within Flood Zone 1; however, the site lies within an area susceptible to surface water flooding.

No objection is raised to the principle of the proposed orangery. As the proposal results in an increase to the footprint of the dwelling, it is advised by WBC Drainage that a condition to prevent increased flood risk from surface water run-of be imposed.

### **Ecology:**

The site is located within an area identified as having bat roost potential, and the Council's Ecology Officer was consulted. As the proposal no longer involves any works to the roof of the property, the development is unlikely to have any impact on bats or their roosting habitats and thus express mitigation via the planning process is not required.

### **Conclusion:**

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

**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

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| relation to this particular planning application and there would be no significant adverse impacts as a result of the development. |
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| <b>RECOMMENDATION</b> |  |
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|                                    |                                |
|------------------------------------|--------------------------------|
| <b>Conditions agreed:</b>          | Not required                   |
| <b>Recommendation:</b>             | Approval subject to conditions |
| <b>Date:</b>                       | 26/01/2026                     |
| <b>Earliest date for decision:</b> | 2 January 2026                 |

|                                                           |           |
|-----------------------------------------------------------|-----------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>MC</i> |
|-----------------------------------------------------------|-----------|

|              |                   |
|--------------|-------------------|
| <b>Date:</b> | <b>27.01.2026</b> |
|--------------|-------------------|

## PLANNING CONSTRAINTS/STATUS

### *Scale and Location of Development Proposals | Total count: 1*

| # | FEATURE_TYPE                | NAME   |
|---|-----------------------------|--------|
| 1 | Major Development Locations | Earley |

### *Risk of Flooding from Surface Water | Total count: 3*

| # | FEATURE_TYPE                                 | FEATURE_NAME               |
|---|----------------------------------------------|----------------------------|
| 1 | Environment Agency Surface Water Flood Zones | 1 in 30 year risk extent   |
| 2 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent  |
| 3 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |

### *Bat Roost Habitat Suitability | Total count: 2*

| # | FEATURE_TYPE                                                                                | FEATURE_NAME | CONSULT                                    |
|---|---------------------------------------------------------------------------------------------|--------------|--------------------------------------------|
| 1 | Bat survey required for planning applications that involve roof modification or demolition. | JY751        | Ecology Officer, Green Infrastructure Team |
| 2 | Bat survey required for planning applications that involve roof modification or demolition. | JY752        | Ecology Officer, Green Infrastructure Team |

### *Great Crested Newt Impact Risk Zones | Total count: 1*

| # | FEATURE_TYPE                        | FEATURE_NAME | CONSULT                                                                                             |
|---|-------------------------------------|--------------|-----------------------------------------------------------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Amber        | For Householder applications check HH Layer. Consult NatureSpace for all other types of development |

**Landscape Character Assessment 2019 | Total count: 1**

| # | FEATURE_TYPE                        | Name                                   |
|---|-------------------------------------|----------------------------------------|
| 1 | Landscape Character Assessment 2019 | Woodley-Earley Settled and Farmed Clay |