

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250892
Site Address:	81 Elm Road, Earley, Wokingham, RG6 5TB
Expiry Date:	9 July 2025
Site Visit Date:	29 May 2025
Proposal: Householder application for proposed single storey front extension and single storey side extension alongside changes to fenestration. (Part retrospective)	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	National Planning Practice Guidance (NPPG) Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
240369	Householder application for proposed garage conversion to annex along with changes to fenestration and new pitched roof. Two additional outbuildings to the rear with pitched roof and hard standing part retrospective.	04/04/2024

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – Advice provided

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection subject to the inclusion of an ancillary use condition.
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site and Proposal Description:

The site is located along Elm Road, within the major development location of Earley. The site itself hosts a large block-paved driveway, a modest chalet bungalow which has been extended to the front, side and rear and private amenity space to the rear.

The proposal seeks planning permission retrospectively for the erection of a front porch extension of circa 0.8 metres and rear extension of circa 2.4 metres to the previously consented lean-to annexe under application 240369. This involves the replacement of the façade of the existing garage conversion.

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.

Character of the Area:

Policy CP1 of the Core Strategy outlines that development should maintain and enhance the high quality of the environment.

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 rear extension of the consented annexe of circa 2.4 metres would not be visible from the street scene, does not project past the rear building line and mimics the existing roof form of the lean-to. This would not detrimentally harm the character and appearance of the area.

The changes to the façade of the garage conversion and front extension of circa 0.8 metres to create a recessed elevation would be visible from the street-scene, and does not match the material palette used on the existing dwelling. However, the character along Elm Road is not uniform and numerous architectural designs are present in close proximity. This variety in part informs the overarching character of the area. A minor departure in materials and appearance from the main dwelling, would not mark a significant departure from the varied appearance of the street scene, particularly considering it does not sit forward of the front building line and thus does not stand contrary to CP1 or CP3 of the Core Strategy.

With respect to materials, red facing brick with grey roof tiles are specified within the application form. Whilst the applicant has clarified some of the works have been completed, it does outline on the application form that works have not yet commenced. Accordingly, a condition has been appended to the decision that requires materials to match unless otherwise stated in the approved details.

Neighbouring Amenity:

Overlooking:

The proposal would not lead to any unacceptable overlooking impacts given its sole outlook falls on the existing driveway and amenity space.

Loss of Light and Overbearing:

Whilst the extension of the annexe would not be appreciable from the neighbouring properties given adjoining blank flank elevations, it is noted that the extension is flush up to the boundary and fails to comply with the borough design guide. Given its limited height and the fact its projection halts well before the rear building line there are no objections with respect to loss of light or overbearing.

Ancillary use:

Considering the appearance of the annexe forming one that could potentially be considered to be tantamount to a new dwelling (namely the separate formalised front door), a condition has been appended to secure the annexe for ancillary use only to the main dwelling. This prevents the annexe being let or sold as a separate unit of accommodation, which would not be appropriate in this location given its scale and standard of amenity.

Highway Access and Parking Provision:

The proposal would not create any additional habitable rooms, nor would impact the existing provision of access to the property. The retained area of parking is more than sufficient and no objection is raised on these grounds.

Amenity Space:

The proposal would not significantly harm the existing provision of amenity space, which remains acceptable and in accordance with the Wokingham Borough Design Guide.

Flooding and Drainage:

The site is located within flood zone 1 and is at a low risk of surface water flooding. Considering the limited extent of the extensions, it is not considered that any significant increases in flood risk will arise from the proposal.

Trees and Landscape:

The proposal would not result in the loss of any trees or landscape features. There is no objection on these grounds.

Conclusion:

With the above in mind, the proposed front porch extension, façade amendments and rear extension would comply with the development plan and therefore is recommended for approval subject to conditions.

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:	Not required
Recommendation:	Approval subject to conditions
Date:	30 June 2025
Earliest date for decision:	7 June 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.07.2025

Constraints

Major development location
Bat Roost Suitability