

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261574
Site Address:	391 Wokingham Road, Earley, Wokingham, RG6 7EH
Expiry Date:	3 September 2026
Site Visit Date:	27 July 2026
Proposal: Householder application for the proposed erection of single storey side and rear extensions and a part single part two storey side extension following demolition of the existing carport, sunroom and living room, plus conversion of the garage to habitable accommodation, modification of the existing single storey garage roof and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location –
Earley
Green Route

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
06394	Demolition of Existing Garage and Erection of a New Garage	Approve 20 th July 1977

CONSULTATION RESPONSES

Internal

WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received
Neighbours	Two comments received: 1. Concerns regarding the need for a party wall agreement, retention of the shared boundary wall and attached carport, the construction start date and duration, and effects on light to side windows. <i><u>Officer comment:</u> The Party Wall etc. Act 1996 establishes a separate civil process for resolving disputes concerning party walls, boundary walls and excavations near neighbouring buildings and is not a planning matter. If permission is granted, development must begin within three years of the decision date. The effect on daylight to neighbouring windows is assessed in the main report.</i> 2. Details not available on website as of 21:10 11 July 2026. <i><u>Officer comment:</u> The application was made valid and published on the Council's website on 9 July 2026. Consultation was undertaken in accordance with the Council's procedures, and representations received before determination have been considered in this report.</i>

APPRAISAL

Site Description: A detached dwelling with a carport and garage on a main road in the residential area of Earley. The front garden is laid to hardstanding and is approximately 12m in depth. The front boundary is a low hedge and wall. The rear garden is approximately 22m in depth.

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 east facing single storey side extension will facilitate a hallway and WC; and measure approximately 4m in width and 5.8m in depth. It will include a front porch in line with principal elevation measuring approximately 3m in width and the gable roof will measure 3.5m to the top of the pitch and 2.5m to the top of the eaves. The WC will have a side facing window and the sloping roof will be 3m in height.

The single storey rear extension will have 2no. rooflights and a flat roof measuring approximately 3m in height. It will be 2.4m in depth, 10.5m in width and have rear facing bifold doors, plus a single door and 2 windows. There will be no side facing windows.

The west facing part single part two storey side extension will facilitate a garage at ground floor level and be adjacent to the boundary. The existing garage space would facilitate a 5th bedroom. The front wall will be in line with the principal elevation and measure 4.5m in width. The side wall will measure approximately 5.6m in depth. The first floor of the extension will be set back approximately 1m from the principal elevation, set in 1m from the side wall and extend over the existing garage. It will measure approximately 9.8m depth, 3.5m in width and 4.8m to the top of the eaves. It will measure 7.3m to the top of the pitch roof which will be set down approximately 0.3m from the main roof. There would be a first-floor side facing window serving the bathroom, a rear window serving a further bathroom and a window on the front elevation serving a bedroom.

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 wide residential road that comprises detached and semi-detached bungalows and houses of varying ages and architectural design. Front boundaries are mainly low hedges with walls creating a verdant appearance. There is an example of another single storey side extension, single storey rear extension and first Floor rear/side extension at 387 Wokingham Road.

The maximum eaves height of the west facing side extension would be no more than that of the existing property and have a lower ridge height than the existing main roof. The first floor would be set back 1m from the ground floor front elevation; and it would be at least 1m from the plot boundary. The front porch on the east facing single storey extension would not project forward of the principal elevation and the eaves height would be as existing. The rear single storey extension would not be visible from the public realm in Wokingham Road. Therefore, the proposal would comply with recommendation R23 of the Borough Design Guide (BDG) that states alterations to buildings should be well designed and contribute positively to the character of the area. In addition, as the property is set back 12m from highway, the proposal would not dominate the street scene, or cause harm to the rhythm of buildings and gaps between them along the street frontages.

The cumulative scale of the side and rear additions has also been considered. Notwithstanding their combined footprint, the principal two-storey element would remain set down, set back and set in from the boundary, while the remaining additions would be single storey. The host dwelling would therefore remain identifiable as the principal-built form and the development would not amount to a disproportionate or visually dominant addition.

Overall, the proposal is considered to comply with Core Strategy Policies CP1 and CP3 and the relevant guidance within the Borough Design Guide SPD. The development would be appropriately subordinate to the host dwelling and would not materially harm the character or appearance of the property or wider street scene.

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: R15 of the BDG recommends that buildings must be designed to provide reasonable levels of privacy to neighbouring habitable rooms. The east facing extension would have 1 no. ground floor side facing window serving a WC would face onto a side boundary fence approximately 1.8m in height. Subject to the first-floor side-facing bathroom window in the west elevation being obscure glazed and non-opening below 1.7m above internal floor level, the proposal would not result in an unacceptable loss of privacy. The front-facing bedroom window would retain a separation distance exceeding 50m from No. 554 Wokingham Road, while the relationship of the rear-facing window to neighbouring properties would not result in materially harmful overlooking.

Loss of Light: R18 of the BDG states that dwellings must be designed to provide adequate levels of daylight and sunlight to existing properties. The proposed first-floor side extension would be set back from the rear patio doors and dormer extension at no 393 Wokingham Road and would not reduce light to the habitable rooms. The British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* has been used to assess the impact of the proposal on daylight and sunlight levels to neighbouring habitable rooms. In relation to the roof light on the east facing roof slope of no 393, Figure 1 demonstrates that the proposed extension would not subtend an angle exceeding 25 degrees when measured from the relevant reference point at the rooflight. On the evidence before the Council, the proposal is therefore not expected to cause a material reduction in daylight to the room served by that opening. In relation to the windows at the front of no. 393, Figures 2 and 3 demonstrate that the 45-degree rule is complied with.

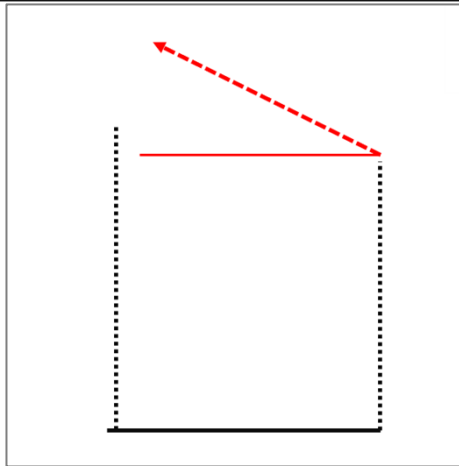


Figure 1 25-degree angle test in relation to first floor side extension and roof light at no. 393

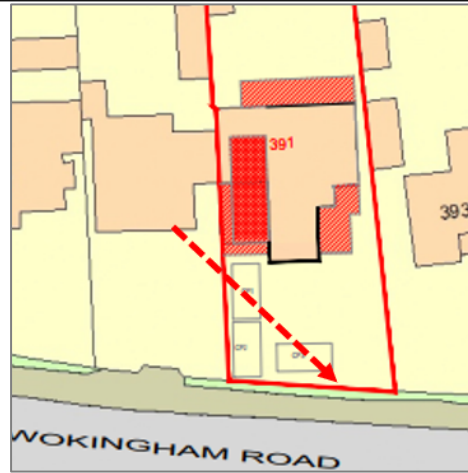


Figure 2 Horizontal 45-degree angle test

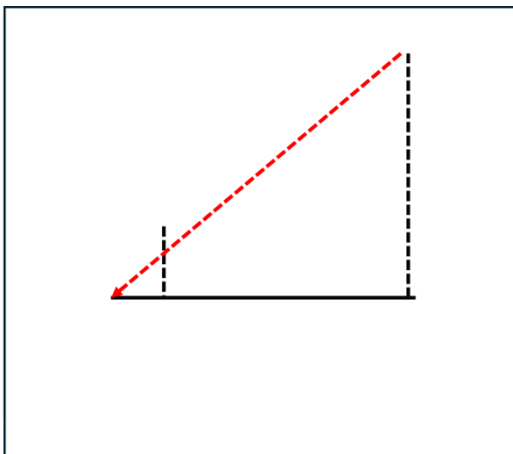


Figure 3 Vertical 45-degree angle test in relation to front window at no.393.

In relation to No. 389, owing to the single-storey nature of the east-facing extension and the relationship of the rear extension to neighbouring windows, the proposal would not result in a material loss of daylight or sunlight to neighbouring habitable rooms.

On this basis, the proposal would not result in a material reduction in daylight or sunlight to neighbouring habitable rooms.

Overbearing: The first-floor side extension would be set back approximately 1m from the principal elevation, set down approximately 0.3m from the main ridge and positioned approximately 1m from the side boundary. The rear extension would be single storey, project approximately 2.4m beyond the existing rear elevation and have a height of approximately 3m. Having regard to its siting, scale and relationship with neighbouring dwellings, the proposal would not appear materially overbearing or result in an unacceptable sense of enclosure. The proposal is therefore consistent with Core Strategy Policy CP3 and the relevant extension guidance in R23 of the Borough Design Guide.

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 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling.

The proposal would result in a five-bedroom dwelling. The adopted parking standards require three off-street parking spaces for a dwelling of this size. The submitted block plan demonstrates sufficient space within the site to accommodate at least three spaces, each measuring no less than 2.5m by 5m. The proposal would therefore retain an appropriate level of off-street parking in accordance with Policy CC07.

Conclusion/Planning Balance: The proposal accords with the development plan when read as a whole. The extensions would preserve the character and appearance of the host dwelling and street scene, would not result in unacceptable harm to neighbouring amenity and would retain an appropriate level of off-street parking. The matters raised in representations have been considered and do not indicate adverse impacts sufficient to justify withholding permission. Planning permission is therefore recommended.

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:

[Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](http://wokingham.gov.uk/exacom/co.uk)

Should you have any queries regarding CIL, please contact:

Developer.contributions@wokingham.gov.uk

Date: 09.07.26 Signed: Developer Contributions

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:	03 September 2026
Earliest date for decision:	30 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07/09/26