

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261598
Site Address:	127 Wilderness Road, Earley, Wokingham, RG6 5RD
Expiry Date:	11 September 2026
Site Visit Date:	17 August 2026
Proposal: Householder application for the proposed erection of first floor pitched roof rear extension following removal of existing first floor flat roof areas, 2no. Chimneys and side dormers plus removal of part of the existing garage. Installation of solar panels and rooflights.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley
Bat Roost Habitat Suitability

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC03 – Green Infrastructure, Trees and Landscaping TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
260207	Householder application for the proposed erection of a single storey rear extension following removal of the existing veranda, plus changes to fenestration, installation of side canopy roof and the installation of solar panels.	Approve 19 th March 2026
13420	Two-storey extension at the rear of 127 Wilderness Road	Approved 1980

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC CIL
WBC Ecology Newts - No comments received
WBC Ecology - No objection subject to conditions
WBC Green Infrastructure – No comments received

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: A two-storey detached dwelling located on Wilderness Road within an established residential area of Earley, within a major development location. The site benefits from an extant planning permission ref 260207 for the erection of a single-storey rear extension following the removal of the existing veranda, changes to the fenestration, the installation of a side canopy roof and the installation of solar panels on both the main roof and proposed extension. The current proposal should be read alongside that permission because both schemes include alterations to the rear of the dwelling and the installation of solar panels. The approved and proposed plans have therefore been compared to ensure that the cumulative built form and roof alterations are properly assessed.

Principle of Development: The National Planning Policy Framework (August 2026) 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.

Procedural Matters: Revised Proposed Elevation plans and a Garage Lighting Plan were received by the Council on 8th September 2026, and after the consultation date had ended. However, the revised proposed plans showed a minor amendment to show the bat box located closer to the eaves and details of the proposed lighting.

Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Proposal: The proposal comprises the removal of the existing rear first-floor flat-roofed elements, two chimneys and two dormers on the south-western roof slope; the erection of a pitched-roof first-floor rear extension; the reduction in depth of the garage to 5.5 metres; and the installation of solar panels and rooflights.

The first-floor rear extension with pitch roof would measure 4.3m in width, 3.8m in depth, 5.2m to the top of the eaves and 7.2m to the top of the pitch roof. The roof would be set down approximately 0.7m from the main roof ridge. There would be 15 no. solar panels to the southwest facing side roof slopes and rear facing roof slope.

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 predominantly detached and semi-detached residential properties set within established plots along Wilderness Road. The pattern of development along the street does not follow a strict uniform building line, with properties set back at varying distances from the highway.

Several properties within the surrounding area have been subject to extensions and alterations over time, including rear and side extensions, which contribute to the established character and appearance of the area. Furthermore, it is noted that the proposed extension would be located at least 2.5m from the side boundary with no. 129. Owing to its rear position, set down from the main ridge and separation from the highway, public views of the extension from Wilderness Road would be limited. The solar panels on the southwest slope maybe partially visible from the road but would be set back 12m from the highway and would only project approximately 0.2m above the roof.

The extension's width, pitched-roof form, 0.7-metre ridge set-down and rear position would allow it to read as a subordinate addition to the original dwelling. Subject to matching external materials, the proposal would not materially alter the dwelling's appearance within the street scene. Therefore, the proposal would not cause 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: The back-to-back separation distance of the first-floor rear window with no. 10 Reeds Avenue would be at least 60m which is significantly more than the minimum distance of 22m recommended in the Borough Design Guide (BDG) to

maintain privacy. Therefore, the proposed rear first floor window would not cause harm to neighbour amenity due to overlooking.

Loss of Light: The nearest principal ground-floor habitable-room window at No. 129 is approximately 6 metres from the proposed extension. The proposal has been assessed in both plan and elevation against the Council's 45-degree test and does not breach the relevant line. It is therefore unlikely to cause an unacceptable loss of daylight or sunlight to that window.

Overbearing: The first-floor rear extension would project 3.8m beyond the existing rear wall which is below the relevant depth guidance in the BDG. However, compliance with this guideline is not determinative, and regard has also been given to the extension's height, pitched-roof form, 2.5-metre boundary separation, reduced ridge height and relationship with the nearest habitable-room windows and private garden area at No. 129. Accordingly, the extension would remain subservient to the host dwelling and would not appear overbearing to neighbouring occupiers.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *"There are currently six habitable rooms in the dwelling. This will not change because of the proposed scheme. The existing and the proposed garages will not be included in parking provisions as they do not fully comply with the parking requirements. There is not proposed change on driveway parking. As the total numbers of habitable rooms remain unchanged and all existing driveway parking spaces are retained, it is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. There is no change in the number of cycle parking spaces that will be required. The applicant is retaining the original garage, which is sufficient as cycle storage."*

The proposal would not increase the number of habitable rooms or reduce the existing driveway parking provision. Although the shortened garage would not be relied upon as a vehicle parking space, it would retain sufficient space for secure cycle storage. The proposal would therefore retain an appropriate level of off-street parking and cycle storage and would comply with MDD Policy CC07.

Ecology: The Ecology Officer raises no objection subject to conditions.

The Ecology Officer requested that Plan PL10 be amended to show an integral bat feature in accordance with the Phase 2 Bat Emergence Survey. However, the plan already identifies a built-in bat box on the rear elevation, close to the eaves and above the garage door. An amendment was therefore considered unnecessary.

The Ecology Officer noted that the submitted ecological records search did not include all relevant local sources; and the survey report did not clearly define the period for which its findings remain valid.

Requested Conditions

1. *The development shall be carried out in full accordance with the mitigation and*

enhancement measures in the “Integrated Roosting Features” section on page 13 of the Phase 2 Bat Emergence Survey prepared by Dr Jonty Denton and dated June 2026. All roof, dormer and hanging-tile works shall be completed within 12 months of the date of the emergence survey, unless an updated bat survey and any necessary revised mitigation measures have first been submitted to and approved in writing by the local planning authority. The approved integrated roosting features shall be installed before completion of the roof works and retained thereafter. Within one month of completion of those works, a report prepared by a suitably qualified ecologist, including photographs confirming implementation, shall be submitted to the local planning authority.

Reason: To avoid harm to protected species and secure appropriate biodiversity mitigation and enhancement in accordance with Core Strategy Policies CP3 and CP7, MDD Policy TB23 and the National Planning Policy Framework 2026.

2. *All existing trees, shrubs and hedges shown as retained on approved drawing PL02 shall be retained. Any such tree, shrub or hedge that is removed, uprooted, destroyed, dies or becomes seriously damaged or defective within five years of completion of the development shall be replaced during the next available planting season with a plant of the same species and an appropriate size, unless an alternative replacement has first been approved in writing by the local planning authority.*

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 19, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policies CC03 and TB23.

Officer comment: Whilst the Ecology Officer requested a condition requiring the retention of existing trees, shrubs and hedgerows within the rear garden, these features lie outside the development footprint and no removal or works to vegetation form part of the application. The proposed extension would not directly affect the retained vegetation and there is no evidence that the development would result in its loss or damage. It is therefore considered that a condition requiring the long-term retention and replacement of existing vegetation would not be necessary to make the development acceptable in planning terms.

3. *No new external lighting shall be installed on the dwelling or within the site unless details of its position, design, luminance, light spill and hours of operation have first been submitted to and approved in writing by the local planning authority. Any lighting shall thereafter be installed and operated only in accordance with the approved details.*

Reason: To avoid illumination of bat roosting features and retained boundary vegetation and thereby minimise disturbance to protected species, in accordance with Core Strategy Policies CP3 and CP7 and MDD Policies CC03 and TB23.

Officer comment: that Revised plans have been submitted with details of the position, design, luminance, light spill and hours of operation of the 1 no. additional light to be

installed on the rear elevation and above the garage door. Figures 1 and 2 show that sufficient details have been supplied. Therefore, a lighting condition is not necessary.

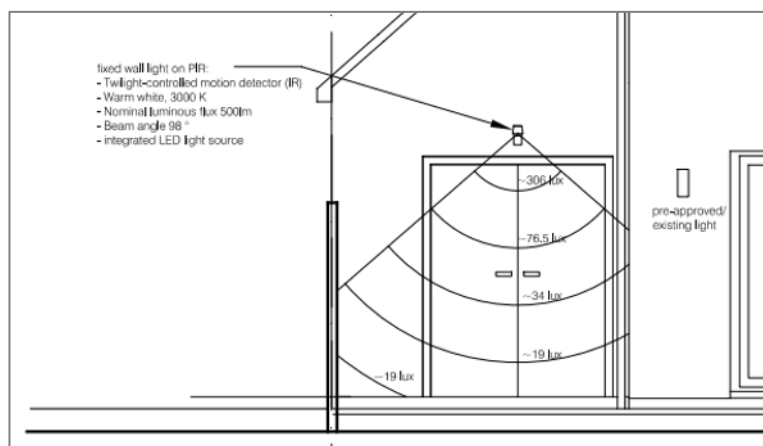


Figure 1 Proposed lighting to garage

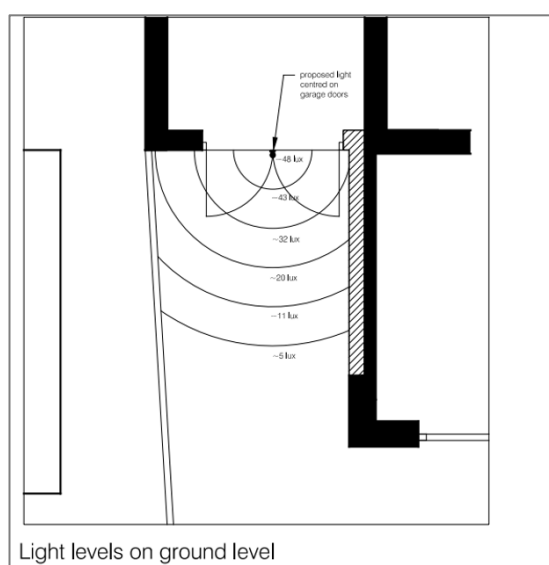


Figure 2 Proposed lighting to garage

Requested Informative

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works in the affected area should cease immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant."

Planning Balance and Conclusion: The proposal is acceptable in principle within the development limits. Its rear siting, subordinate roof form and relationship with the host dwelling would preserve the character and appearance of the area. The separation distances, compliance with the Council's daylight and sunlight guidance, and the relationship with neighbouring properties demonstrate that it would not cause unacceptable overlooking, loss of light or overbearing effects. Existing driveway parking and cycle-storage provision would be retained. Subject to compliance with the recommended conditions, the proposal would avoid harm to protected species

and retain relevant boundary habitat. The proposal therefore accords with Core Strategy Policies CP1, CP3 and CP7, MDD Policies CC01, CC02, CC03, CC07 and TB23, the Borough Design Guide SPD and the National Planning Policy Framework published August 2026. No material considerations indicate that permission should be withheld.

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:	8 September 2026
Earliest date for decision:	10 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	08/09/26