

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250926
Site Address:	93 Silverdale Road, Earley, Wokingham, RG6 7NF
Expiry Date:	16 July 2025
Site Visit Date:	29 May 2025
Proposal: Householder application for erection of a single storey rear and side extension, the proposed erection of an outbuilding, insertion of one roof light, and alterations to the roof design (Part-retrospective).	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
10160	Replacement garage	Approved 12/04/1979
153100	Householder application for proposed erection of two storey side/rear and single storey rear extension, juliet balcony on rear elevation, conversion of roof space to habitable accommodation with rear dormer extension.	Withdrawn 03/03/2016

153185	Householder application for the proposed erection of a single storey detached outbuilding in garden to form home office.	Approved 21/01/2016
161315	Householder application for proposed erection of part single, part two storey side and rear extensions, juliet balcony on rear elevation, conversion of roof space to habitable accommodation with rear dormer extension.	Approved 25/08/2016
162558	Householder application for the proposed erection of a single storey outbuilding in the garden to form gymnasium.	Approved 21/10/2016
231841	Householder application for the proposed erection of part single, part two storey side and rear extensions and a detached single storey outbuilding.	Approved 04/10/2023
240287	Householder application for proposed erection of part single, part two storey side and rear extensions, changes to fenestration and additional outbuilding to the rear. Followed by drop kerb to create parking access.	Approved 12/04/2024
241207	Application for non-material amendment to planning consent 240287 to change the orientation of the outbuilding at the rear.	Approved, 07/06/2024

CONSULTATION RESPONSES

Internal

WBC Highways – No objections, subject to conditions.

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council - raises no objection to the application at Radstock House, Radstock Lane, RG6 5UL, subject to conditions. These include ensuring the converted accommodation remains ancillary to the main dwelling and is not used, sold, or sub-let as a separate unit, to protect the area's character, amenities, and highway safety. Additionally, the converted space must not be used for business purposes without prior approval to safeguard parking availability and neighbour amenity, in accordance with relevant local planning policies.
Ward Member(s)	No comments received
Neighbours	95 Silverdale Road, RG6 7NF: - No objection to the proposal; however, a condition is requested to prevent the converted garage from being used for any noisy business activities.

	32 Easby Way, RG6 3XA: - Concerns raised about the absence of drawings for the garage conversion, questioning the validity of the application without them. - Further comments questioned the clarity of the proposed changes, noting the garage remains annotated as a garage and that only the garage doors appear to be glazed. <u>Officer comment:</u> <i>This application seeks retrospective permission for the extensions already constructed. The submitted plans and elevation drawings (labelled B1498-03) accurately depict the existing layout, showing the garage converted into a gym/study area as indicated on the drawings.</i> 22 Netley Close, RG4 6SR: - Noted that the garage was previously approved but is now being used as a gym or playroom without any noisy equipment. 91 Silverdale Road, RG6 7NF: - Concerns regarding the proposed outbuilding's proximity to the boundary (1.6 metres), potential loss of light to the garden due to the 4-metre-high apex, and the presence of side windows close to the fence. - The outbuilding's high specification (brick construction with clay tile roof) and inclusion of shower and toilet facilities raise concerns that it could be used as a separate dwelling. Suggestion made to relocate the outbuilding more centrally within the garden to reduce these concerns.
--	--

APPRAISAL

Site Description and Proposed Development:

The application site relates to a two storey, semi-detached property located in an established residential area. The surrounding area is primarily characterised by semi-detached properties set in discernible groupings which are distinguished by repeated house type.

It should be noted that the description of development has been amended to more accurately reflect the proposal; however, no material changes have been made to the originally submitted information.

The revised description now reads as follows:

Householder application for the erection of a single storey rear and side extension, the proposed erection of an outbuilding, insertion of one roof light, and alterations to the roof design (part-retrospective).

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:

The proposed single-storey side and rear extensions are effectively identical in form and appearance to those previously approved under application reference 240287. The extensions are of a modest scale and incorporate subservient designs that respect the proportions of the existing dwelling. The use of matching materials further ensures a cohesive and sympathetic integration with the host building. As such, the proposals do not result in any adverse impact on the character of the area.

The proposed outbuilding is modest in size and scale, and its location within the rear garden ensures it is not visible from the public realm. As such, it would have no adverse impact on the character or appearance of the surrounding area.

The proposal also includes the conversion of the existing garage into a gym/study with a new rolling shutter garage door, the addition of a front-facing roof light, and the alteration of the main roof by replacing its flat-topped hipped apex with a gable end. These elements represent modest changes that maintain the appearance of the dwelling and respect the residential context. As such, the development is not considered to have any adverse impact on the character of the area.

Neighbouring Amenity:Overlooking:

The views offered from the new front-facing roof light would be no closer than the existing arrangement, maintaining a 15-metre front to front separation distance as advised by the Borough Design Guide SPD. As such, no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

With regards to the new ground floor windows, including those on the proposed outbuilding, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The Borough Design Guide (BDG) advises that the eaves height of single-storey extensions should not exceed 3 metres when located within 2 metres of a side boundary. The single-storey element of the proposed rear extension is positioned

close to the eastern boundary shared with No. 91 but maintains a modest eaves height of 2.7 metres. It is also set sufficiently away from the western boundary with No. 95. Given its single-storey form and modest height, the extension is not considered to result in any unacceptable loss of light or overbearing impact to either neighbouring property. Similarly, the proposed side extension, due to its modest proportions, would not give rise to any significant amenity impacts on No. 95.

With respect to the proposed outbuilding, its single-storey height and position within the far rear garden—approximately 18 metres from the rear elevations of adjacent properties—ensure that it would not result in any loss of light or overbearing impact on neighbouring occupiers.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards.

The host property currently benefits from a shared dropped kerb that partially serves both it and the neighbouring property at No. 93. To support the proposed parking arrangement, the Highways Officer has recommended a condition requiring the formation of a centralised dropped kerb, as shown on the submitted Block Plan. This will be secured by an appropriate condition.

Additionally, while the Highways Officer suggested a condition requiring the hard surfacing of the driveway access, a site visit by the Case Officer confirmed that the driveway has already been surfaced. As such, this condition is not considered necessary.

Impact on rear amenity space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Other matters:

The proposed outbuilding is described in the submitted plans as a gym/studio and includes a toilet, shower, and sink, which raises some concern regarding its potential use as a separate dwelling. However, the provision of such facilities does not necessarily imply independent residential use. The outbuilding's modest size, close proximity to the main dwelling, shared overlooked amenity space, and absence of separate access—following the erection of the side extension—indicate that it is intended as ancillary accommodation.

Nevertheless, the creation of a self-contained unit in the rear garden would be unacceptable. Therefore, should this application be recommended for approval, a condition would be imposed to ensure the outbuilding remains ancillary to the main dwelling and is not used, sold, or leased as a separate residence.

While concerns regarding potential noise from gym equipment are acknowledged and understood, the scale and nature of the proposed use within the converted garage are considered unlikely to generate significant noise levels that would warrant a formal noise impact assessment. Furthermore, any noise arising from typical

domestic gym activities would be expected to fall within acceptable limits in a residential area. If excessive noise does occur during or as a result of development this could be dealt with under other legislation e.g. Environmental Protection Act 1990.

Some concerns have been raised about the potential use of the gym/studio for commercial purposes. However, there is no substantive evidence to support this, and therefore, no restrictive conditions relating to commercial use will be attached to any approval. Notwithstanding this, the use is expected to remain ancillary and domestic in nature.

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, 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
Date:	1 July 2025
Earliest date for decision:	26 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	02/07/25