

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261552
Site Address:	78a Eastheath Avenue, Wokingham, RG41 2PJ
Expiry Date:	26 August 2026
Site Visit Date:	10 August 2026
Proposal: Householder application for the proposed erection of a part single, part two storey side extension plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham
Bat Habitat Suitability Model

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
180335	Application for submission of details to comply with the following condition of planning consent	16/05/2018 Replied – not

	171275 (Dated 20/07/2017) 4. Landscaping	discharged
171275	Full planning application for the proposed sub-division of existing dwelling to form one two-bedroom and one one-bedroom dwelling.	Approve 20 th July 2017
170214	Householder application for the proposed erection of a part single storey part two storey side/rear extension following the demolition of existing single storey side/rear extension. (Part-retrospective)	Approve 21 March 2017
162892	Full application for the proposed subdivision of existing building to form 2no two-bedroom dwellings.	Refuse 23 December 2016
161678	Householder application for the proposed erection of a part single storey part two storey side/rear extension following the demolition of existing single storey side/rear extension.	Approve 19 August 2016
160793	Householder application for the proposed erection of a part single storey part two storey side/rear extension following the demolition of existing single storey side/rear extension.	Refuse 18 May 2016

CONSULTATION RESPONSES

Internal

WBC Ecology – No objection

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site comprises a two-storey semi-detached dwelling on a corner plot at the junction of Eastheath Avenue and Reeves Way, within the residential area of Wokingham. The entrance is on the side elevation facing Reeves Way, set back approximately 1.7m from the public footpath. The front elevation is set back approximately 10m from Eastheath Avenue and the front garden has an area of hardstanding for off street parking. The rear garden is approximately 10.5m deep and enclosed by a fence approximately 1.8m high.

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.

Procedural Matters

Revised Site Plan, Proposed Floor and Elevation plans were received by the Council on 27th August 2026 and after the consultation date had ended. However, the revised plans showed a minor amendment to show the width of the extension reduced by 0.9m. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period. The amendments reduced the scale of the proposed extension and did not introduce any new planning impacts or materially alter the relationship with neighbouring properties. The Officer was therefore satisfied that no party would be disadvantaged by determining the application without further consultation.

Proposal: The two-storey side extension would measure approximately 0.9m in width and 8.7m in depth. The height to the top of the eaves would be the same as existing and to the top of the pitch roof 7.7m. The roof would be set down from the main roof by 0.5m. The front elevation would have an entrance door and 2 no. windows on the ground floor and 3 no. windows on the first floor. It would be set back from the principal elevation by 1m. There would be 1 no. high level window on the side elevation serving the dining/living room. On the rear elevation there would be sliding doors on the ground floor and 2 no. windows on the first floor. The proposed internal reconfiguration would provide a kitchen at the front, a dining/living room at the rear and a WC on the ground floor. The first floor would contain three bedrooms and a bathroom.

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.

Borough Design Guide (BDG) recommendation R23 advises that in formal suburban areas, the established rhythm of buildings and intervening gaps is often important to local character, and side extensions should respond positively to the street scene and local character. Where close to a boundary, they should retain a minimum 1m gap to the site boundary and should not normally project beyond the street-facing building line.

Dwellings within proximity of the application site in Eastheath Avenue and Reeves

Way are mostly detached and semi-detached dwellings of various ages and architectural style that have consistent building lines and spacings between. The dwellings in Eastheath Avenue face a tree and vegetation lined boundary adjoining commercial buildings.

The application site occupies a prominent corner plot and is highly visible from both Eastheath Avenue and Reeves Way. It has an open plan front garden that contributes positively to the wider street scene. There is a 1.8m high closed board fence forming the side boundary with the highway in Reeves Avenue. The proposed part two-storey side extension would be set down from the main roof line by 0.5m, and the eaves height would be the same as existing. The front wall would be set back from the principal elevation by 1m. Therefore, the proposal would appear subservient to the host dwelling and, in this respect, would comply with Policy CP3 of the Core Strategy and the Borough Design Guide recommendations set out in R23.

The original submitted scheme proposed a wider two-storey side extension that would abut the public footpath. The applicant then submitted revised plans locating the two-storey side extension 0.95m from the public footway, reducing the existing separation between the dwelling and the highway by approximately 0.9m. The amended scheme retains sufficient space between the side wall and the public footpath on Reeves Way to provide visual relief near the junction and establishes a more balanced relationship with neighbouring side boundaries. The revised proposal therefore respects the area's spacious suburban character and accords with the Borough Design Guide and Core Strategy Policies CP1 and CP3.

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 rear and front windows will not face onto neighbouring habitable rooms. The ground floor high level windows on the side elevation would be at least 1.7m above the internal floor level. Therefore, the proposal would not result in loss of privacy to neighbouring amenity.

Loss of Light: The proposal would be located at least 12m from neighbouring habitable room windows at Nos. 76 Eastheath Avenue and 19 Reeves Way. Given this separation distance, the limited width of the extension and its position relative to neighbouring dwellings, the proposal would not result in a material loss of daylight or sunlight to neighbouring occupiers.

Overbearing: The width of the development would be less than 1m, it would be set down 0.5m from the roof ridge and set back 1m from the principal elevation. Therefore, it would appear subservient to the host dwelling and would not be visually overbearing to neighbouring occupants.

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 applicant proposes to increase the numbers of habitable rooms from 4 to 5. Having regard to the Council's adopted Parking Standards, a dwelling of this size within an urban location is required to provide two off-street parking spaces. Each parking space shall have minimum dimensions of 5.0m x 2.5m. There is sufficient space to accommodate at least two cars within the red line which is acceptable. As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable. Therefore, the proposal would comply with Policy CC07 in relation to off street parking.

Ecology: The application site is in a location that is a suitable habitat for bats. The Council's Ecology Officer has reviewed the proposal and raises no objection, advising that a Preliminary Roost Assessment is not required in this instance. An informative will be added to the decision notice stating that:

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 must stop 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.

Conclusion: Overall, the proposal is considered to represent an appropriately designed extension that would respect the character of the area, safeguard neighbouring amenity, provide acceptable parking provision and raise no ecological concerns. The development therefore accords with Policies CP1, CP3, CP7 and CP9 of the Core Strategy, Policies CC01 and CC07 of the Managing Development Delivery Local Plan, and the guidance contained within the Borough Design Guide. There are no material considerations which indicate that planning 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:	1 September 2026
Earliest date for decision:	7 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	01/09/26