

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260671
Site Address:	30 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN
Expiry Date:	14 May 2026
Site Visit Date:	5 th May 2026
Proposal: Householder application for the proposed development of single-storey front and rear extension, two-storey side extension, loft conversion with rear dormer following demolition of existing porches, garage and conservatory.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS4 – Development within or adjacent to minor settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Highways- No objection WBC Digital Solutions Scanning- No comments received

WBC CIL- No comments received
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Earley Town Council poses no objection
Ward Member(s)	No comments received
Neighbours	1 representation as follows; - Overshadowing and Loss of Light <i>The proposed rear extension at No. 30 would project significantly beyond the existing building line and has not been shown to comply with the Council's 45-degree guideline. No daylight or sunlight assessment has been provided, and as a result the development risks causing a material loss of natural light and an increased sense of enclosure to the main living accommodation and rear patio of No. 28.</i> - Overlooking and Loss of Privacy from Rear Dormer <i>The proposed rear loft dormer, by reason of its height and elevated position, would result in an increased sense of overlooking toward the private rear garden and rear-facing windows of No. 28. This impact could not be effectively mitigated by boundary treatments and would result in a loss of privacy for the occupiers.</i> - Cumulative Overdevelopment of a Semi-Detached Dwelling <i>The proposal, when assessed cumulatively, would result in an overdevelopment of the original dwelling. The combined scale and massing of the extensions would create an overly bulky form that would be out of keeping with the established character and scale of development along this part of Sutcliffe Avenue, conflicting with the principles of the Wokingham Borough Design Guide.</i> - Harm to the Character and Balance of the Semi-Detached Pair <i>Although positioned on the opposite side, the two-storey side extension would contribute to a disproportionate enlargement of No. 30, resulting in an unbalanced and visually dominant form within the semi-detached pair. This would erode the architectural symmetry and harm the character of the area when viewed from both the street and the rear.</i> - Boundary Integrity and Practical Deliverability

	<i>The proximity of the proposed rear extension to the boundary raises concerns as to whether it can be constructed and maintained without encroaching upon or relying on neighbouring land. Clarification is required to confirm that no foundations, projections, or over-sailing elements would affect adjoining property and that no access to third-party land would be required for construction or future maintenance. The resulting long blank wall close to the boundary also raises concerns regarding maintenance and neighbourly design.</i> - Impact on Future Development Potential of No. 28 <i>The scale of the proposed rear extension and rear dormer would prejudice the future development potential of No. 28 by significantly constraining available space and daylight to the rear. This would unreasonably limit the ability to pursue future proportionate improvements, which is a recognised material planning consideration.</i> - Deterioration of quality of design <i>The amended plans (Rev A) replace a pitched roof dormer with a flat-roofed box dormer, resulting in a more visually bulky and dominant form that is unsympathetic to the character of the semi-detached dwelling. This represents a decline in design quality when compared to the recently approved scheme at No. 32 Sutcliffe Avenue, which incorporates a pitched-roof dormer that better reflects local character. The proposal is therefore considered to fall below the design standard established within the street and constitutes an overly dominant form of development</i>
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APPRAISAL

Site Description: This application site relates to a two-storey semi-detached dwelling with associated parking and landscaping in the residential area of Earley, Wokingham. The site is located directly opposite St Nicolas Church, and the site is surrounded by a mixture of semi-detached and detached dwellings of similar design and character.

Proposal: This application seeks permission for the proposed erection of a single storey

front and rear extension, two-storey side extension, loft conversion with rear dormer following demolition of existing porches, garage and conservatory.

The proposal comprises a single-storey front extension, a two-storey side extension, a loft conversion with a rear dormer, and a single-storey rear extension.

The single-storey front element would measure approximately 1.2 metres in depth, 5.8 metres in width, and 3 metres in height. This element would provide a new entrance to the dwelling and facilitate access to the proposed two-storey side extension.

The two-storey side extension would measure approximately 6.8 metres in depth, 2.6 metres in width, and 7.5 metres in height to the ridgeline. This extension would accommodate an additional bedroom and bathroom.

The proposed loft conversion would include the formation of a rear dormer, which would provide an additional bedroom with ensuite facilities, together with landing space serving the upper floors of the dwelling.

The single-storey rear extension would measure approximately 6 metres in depth, 9.5 metres in width, and 3.2 metres in height. This extension would enlarge the existing dining room, which would be reconfigured as a lounge, and would provide a new open-plan kitchen and dining area to the rear of the property.

The proposal will also include 4 No. rooflights to the front and rear elevations.

Revised plans had been submitted on the 15/05/26 after discussion with the agent regarding the shape of the proposed dormer. The revised plans show the introduction of a flat roof dormer rather than a pitched roof dormer.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Sutcliffe Avenue and the surrounding area comprise of dwellings with consistent and prevailing architectural style in varying forms. There have been numerous proposals throughout the locality including two storey side/rear extensions, loft conversions to provide accommodation and erection of outbuildings that can be seen from the public realm which don't detriment the character of the area.

The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The proposed single-storey front extension provides a new entry point to the host dwelling and will project forwards onto the existing hardstanding.

The Borough Design Guide (BDG) states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms. The proposed extension single storey front extension is approximately 16 meters from the highway and therefore

complies with the Borough Design Guide regarding separation distances for buildings that directly face one another. The proposed two storey side will be contained within the boundary and approximately 1 meter from the neighbouring dwelling, causing no concern for encroaching or a terracing effect.

The proposed side extensions will be set down from the ridgeline of the host dwelling. It will utilise a matching roof pitch and materials. Although the proposed dormer adds additional bulk to the rear of the dwelling, it is located to the rear and will not be overly prominent.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity:

The Borough Design Guide (BDG) states that buildings must be well designed to provide reasonable levels of privacy to habitable rooms. The single storey front element will include 1 No. additional small window to the front. This element will be approximately 16 meters from the boundary and therefore causes no concern for overlooking or overbearing to the neighbouring amenity across the street.

The two-storey side extension will include 1 No. small window to the front elevation, and to the rear following the removal of the small side window. Again, the two-storey side extension is contained within the boundary, and no side windows are proposed therefore causing no concern for overlooking, loss of light or overbearing to neighbouring amenity.

The proposed dormer, although adding bulk to the rear, has been carefully considered to respect the host dwelling. The proposed dormer/rear extension will be approximately 30 meters from the boundary of the garage behind and well screened by boundary treatments.

As there is no direct neighbouring amenity behind the development, the dormer and rear extension cause no concern for adjacent neighbours.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The Council's Highways Officer has reviewed this application, and the proposed block plan shows space for five parking spaces. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Cycle Provision: The proposals include the removal of the existing garage which may have accommodated cycle storage. The proposals include a 1m wide path along the eastern boundary of the dwelling which provides direct access to the rear garden which

is sufficient for cycle storage. A store is also located in the rear garden. This is acceptable for cycle storage.

Flooding and Drainage: The application site is situated in an area suitable for low level fluvial flooding. The proposed development is minor in scale and is not expected to result in any significant increase in impermeable area or surface water runoff. As such the development is unlikely to have a material impact on flood risk either on site or elsewhere. Therefore, there have been no objections raised.

Other Matters: It has been noted that there has been 1 representation from a neighbour raising concerns for the proposal. The concerns for loss of light, overlooking, overdevelopment, harm to the character of the area and impact on the potential future development have been assessed.

As aforementioned, the Borough Design Guide refers to policies that are advised for planning applications to adhere to in order to respect the character of the area, neighbouring properties and dwelling in built form.

In response to the concerns raised, it is noted that No. 28 Sutcliffe Avenue occupies a corner plot at the junction of Sutcliffe Avenue and Hillside Road. Due to the orientation of the site, the rear garden of No. 28 backs onto the side elevation of No. 30.

Concerns have been raised regarding potential loss of light arising from the proposed rear extension. However, the rear extension is single-storey in form and respects the established built form of the host dwelling. The extension is fully contained within the application site and maintains an appropriate relationship to the shared boundary. As such, the proposal would not give rise to material harm in terms of loss of light, overbearing impact, or loss of privacy to No. 28.

Concerns regarding overlooking from the proposed rear dormer are also addressed. The dormer windows would face toward the host property's rear garden only, with no side-facing windows or rooflights proposed. Given the orientation of the properties and the absence of side-facing openings, the development would not result in undue overlooking or loss of privacy to No. 28 Sutcliffe Avenue.

Regarding the rest of the concerns raised, there are several examples throughout the locality of two storey side extensions, including No. 28 Sutcliffe Avenue. Each planning application must be assessed on their own individual merits. As aforementioned, the proposed development is contained within the boundary and respects the spatial relationships with the adjacent neighbours. Furthermore, the proposal has been carefully designed to respect the character of the area therefore this proposal causes no overall concerns.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	13 May 2026
Earliest date for decision:	12 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.05.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant