

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261229
Site Address:	12 Ryeish Lane, Spencers Wood, Wokingham, RG7 1SS
Expiry Date:	28 July 2026
Site Visit Date:	15 June 2026
Proposal: Householder application for the proposed erection of a single storey rear extension and garage conversion to create habitable accommodation.	

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 CP6 – Managing Travel Demand
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
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 Sustainable Design and Construction Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
170010	Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for 363 dwellings including internal access roads, garages, parking spaces, SuDS attenuation, open space, play areas and associated landscaping.	Approve - 26 July 2017

CONSULTATION RESPONSES

Internal

No comments received

External

No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two-storey semi-detached dwelling with a detached garage located on the southern side of Ryeish Lane, Spencers Wood. The surrounding area is residential in character and comprises predominantly semi-detached and detached dwellings set within established plots.

Proposal description:

The application seeks planning permission for the erection of a single-storey rear extension incorporating one roof lantern, together with the conversion of the existing detached garage to create habitable accommodation and associated changes to fenestration.

The proposed rear extension would project c5.0m beyond the existing rear elevation across the full width of the dwelling and would incorporate a flat roof with a centrally positioned roof lantern. The detached garage would be converted internally to provide a home office and cycle store, with associated alterations to the existing fenestration.

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 surrounding area is characterised by a mix of semi-detached and detached dwellings of broadly similar scale and appearance. There is evidence of domestic

extensions and alterations throughout the locality, resulting in a varied but cohesive residential character.

Single-Storey Rear Extension:

The proposed rear extension would project c5.0m beyond the existing rear elevation across the width of the dwelling. The extension would remain single storey in scale with a flat roof with a maximum height of c3.0m. The proposed roof lantern would project a further c0.6m above the flat roof; however, given its modest scale and central position, it would remain a subordinate feature. Located wholly to the rear of the property, the extension would have very limited visibility from the public realm. The proposed materials would match those of the existing dwelling, providing a cohesive appearance.

Garage Conversion

The proposed garage conversion would be largely internal, with the existing garage door retained. External alterations would be limited to the insertion of a side-facing window and door to facilitate the use of the building as a home office. As the proposal would not alter the footprint, roof form or principal appearance of the detached garage, it would not materially alter its appearance from the public realm.

Overall, the proposal is considered sympathetic to the host dwelling and would preserve the character and appearance of the surrounding area, complying with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposed rear extension would be single storey in nature and all proposed openings would provide outlook over the application site's private rear garden, consistent with the existing arrangement.

The proposal also includes the installation of a roof lantern within the flat roof of the rear extension. Given its position within the roof plane and the absence of first-floor accommodation, the rooflight is not considered capable of giving rise to unacceptable overlooking or loss of privacy.

The proposed garage conversion would introduce a side-facing window serving the proposed home office. This window would provide outlook over the application site's private rear garden. Given its ground-floor position, the presence of the existing boundary fencing and the retained separation distance of approximately c4.9m to the shared boundary, the proposal is not considered to result in unacceptable overlooking or loss of privacy.

Accordingly, the proposal is not considered to result in unacceptable impacts upon neighbouring residential amenity in respect of overlooking.

Loss of Light and Overbearing:

The proposed rear extension would project c5.0m beyond the existing rear elevation across the width of the dwelling. The extension would remain single storey in scale, with a flat roof height of c3.0m and a roof lantern projecting a further c0.6m above the roof plane.

To the neighbouring No. 10, the extension would be constructed up to the shared boundary and would project c2.1m beyond the neighbouring rear building line. Notwithstanding this, the extension would remain single storey in scale with a modest overall height and would not result in an unacceptable loss of light or overbearing impact upon the neighbouring occupiers.

To the neighbouring No. 14, the extension would be set away from the shared boundary by c3.0 and would not project beyond the neighbouring rear building line. Given the retained separation distance, together with the modest scale and single-storey form of the extension, no unacceptable loss of light or overbearing impact is anticipated.

The proposed garage conversion would not alter the footprint, scale or roof form of the existing detached garage and therefore would not result in any additional loss of light or overbearing impacts.

Accordingly, the proposal is considered to comply with Policy CP3 of the Core Strategy in respect of neighbouring residential amenity.

Highway Access and Parking Provision:

The application site benefits from three off-street parking spaces on the driveway, and a further space with the garage. Whilst the proposed would remove the ability to park a vehicle within the detached garage, the proposal would not increase the number of habitable rooms within the dwelling and is therefore not anticipated to generate additional parking demand.

The submitted plans demonstrate that three off-street parking spaces would be retained within the site, which is considered sufficient to serve the existing dwelling. The proposal is therefore not considered to result in unacceptable highway safety or parking impacts.

Amenity Space:

Whilst the proposed rear extension would reduce the size of the rear garden, a minimum garden length of c15m would be retained. This exceeds the guidance contained within the Borough Design Guide and is considered sufficient to provide an acceptable level of private amenity space for the existing and future occupiers of the dwelling.

Conclusion:

For the reasons set out above, the proposed development is considered to preserve the character and appearance of the host dwelling and surrounding area and would not result in unacceptable impacts upon neighbouring residential amenity, highway safety or the provision of private amenity space. The proposal is therefore considered to comply with Policies CP1 and CP3 of the Core Strategy and is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	22 July 2026
Earliest date for decision:	16 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.07.2026