

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252292
Site Address:	1 Lancaster Gardens, Earley, Wokingham, RG6 7PA
Expiry Date:	17 March 2026
Site Visit Date:	12th March 2026
Proposal: Householder application for the proposed erection of a first-floor side rear extension plus conversion of loft to create habitable accommodation to include hip to gable plus dormers to the front and rear elevation.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
991090	Proposed First Floor Side Extension and Single Storey Rear Extension to Form Conservatory	Approved November 1999
223728	Householder application for the proposed erection of a single storey front extension, single storey rear extension following demolition of existing conservatory, garage conversion to create habitable accommodation, first floor side extension and changes to fenestration.	Approved January 2023

CONSULTATION RESPONSES

Internal

WBC Highways- Further information requested
WBC Digital Solutions Scanning- No comments received
WBC CIL- No Comments received
WBC Ecology- No comments received

External

No comments received

REPRESENTATIONS

Parish/Town Council	Earley Town Council raises objection to this application for the following reasons; - <i>The principle of the hip to gable end conversion in this case is out of character with the distinctive house type and would cause an unbalanced appearance</i> - <i>The headroom in the proposed new bedroom to the front of the house is compromised over 50% of the floor area and would compromise the use of the space as a double bedroom.</i> (Revised plans have subsequently been received and the front dormers have been omitted from the development and replaced with two roof lights. Earley Town Council did not provide updated comments)
Ward Member(s)	No comments received
Neighbours	No comments received

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 surrounding area is comprised by a mixture of detached and semi-detached dwellings that have similar design and character with varying forms.

Proposal: This application site seeks permission for the proposed erection of a first floor

side/ rear extension plus conversion of loft to create habitable accommodation including dormers to the rear elevation.

The proposed first-floor side/rear extension includes widening the existing first-floor bedroom by approximately 0.7 metres to accommodate the loft conversion above. The loft conversion will facilitate two bedrooms and one bathroom.

Alterations to the roof form are required, including a hip-to-gable conversion, 2 No roof lights to the front elevation and two flat-roof dormers to the rear. These changes will result in an increase in overall roof height of approximately 1.3 metres, measured from the ridge height of the existing first-floor side extension.

Planning History: The application site has been subject to previous planning applications.

Application 991090, submitted in September 1999, sought permission for the erection of a first-floor side extension and a single-storey rear extension to form a conservatory. This application was approved in November 1999.

More recently, application 223728, submitted in December 2022, proposed a single-storey front extension, single-storey rear extension following the demolition of the existing conservatory, conversion of the garage to habitable accommodation, a first-floor side extension, and alterations to fenestration. This application was approved in January 2023.

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.

Lancaster Gardens and the surrounding area comprise a mix of two-storey detached and semi-detached dwellings, with associated parking and landscaping. The surrounding properties display a broadly consistent architectural style and form, albeit with some variation in design and character.

Whilst, the application site is modest in size, the proposal will alter the appearance of the dwelling when compared with the adjoining property particularly by the change of roof form. The existing dwelling benefited from a cat slide roof and a symmetrical number of windows that matched the adjoining dwelling. The introduction of the hip to gable roof form and dormer to the rear does disrupt the balance and symmetry between the dwellings but the development would still retain prominent features that tie the properties together. Other similar style dwellings in the area have also undertaken similar side/gable extensions and the proposal will be consistent with this.

Amended plans were received removing two front dormer windows which reduces the visual bulk and results in a more cohesive design allowing the development to better integrate within the locality.

Whilst the rear dormer is a relatively large and boxy addition to the roof, it is located to the rear of the dwelling.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The property has a long rear garden and the rear dormer would not result in detrimental overlooking to gardens or dwellings the site backs onto.

As aforementioned, the proposal is set within the property boundary maintaining the spatial relationships with neighbouring amenity, the proposed fenestration changes are small in scale and do not overlook any primary amenity areas such as patios or gardens. In this context, the development would not give rise to a detrimental loss of light or appear overbearing to neighbouring occupiers.

Overall, having regard to its 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 submitted block plan provides two parking spaces. Whilst the Council’s Highways Officer has raised some concern regarding the level of parking provision relative to the number of habitable rooms, the number of parking spaces has not reduced and there are opportunities for in-street parking. The site is located within a quiet residential cul-de-sac. In this context, vehicle movements are likely to occur at low speeds and with limited traffic. On this basis, no adverse highways or parking impacts are considered to arise, and there are no objections in this regard.

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.

Ecology: The application site is located within an area suitable for Bat Roosts. The Council’s Ecology Officer has reviewed this application. Whilst the PBRA internal and external inspection is adequate, the desk study fails to include local planning history or local search records. The Ecologist has made no reference to the records of roosting bats in Lancaster Gardens in similar properties to No1 and that rain will wash away evidence of bats on external surfaces like hanging tiles. Due to the above, conditions will be applied in order to mitigate any concerns raised.

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:	Yes
Recommendation:	Approve
Date:	10 March 2026
Earliest date for decision:	11 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.06.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant