

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261034
Site Address:	28 Byron Road, Earley, Wokingham, RG6 1EP
Expiry Date:	2 July 2026
Site Visit Date:	9 June 2026
Proposal: Householder application for the proposed erection of single storey side and rear extensions.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY – no relevant planning history

Application No.	Description	Decision & Date
n/a	n/a	n/a

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition requiring drainage strategy.
Officer note – please see Flooding and Drainage section.

External

No comments received.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – raised concerns over the loss of garage as a parking space Officer note: an amended parking plan has been submitted, plan number B351261-1000, showing 2 parking spaces available on the existing driveway.
Ward Member(s)	No comments received
Neighbours	The Whitegates Residents Association and a Mr Luck, have also raised concern regarding the parking arrangements Officer note: further to the note above, please see Highways and parking section.

APPRAISAL**Site Description:**

This application relates to a two-story semi-detached dwelling with a detached garage to the rear. The surrounding area is residential in character.

Proposal description:

The proposed involves a single storey rear extension (c6.18m x c2.07m) and single storey side extension (c1.42m x c4.4m) with pitched roofs, together with the installation of no. 4 rooflights and associated changes to 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 terraced dwellings, predominantly constructed of red brick beneath pitched tiled roofs. There is evidence of a variety of domestic alterations and extensions throughout the surrounding streets, resulting in a varied residential character.

Rear extension:

The proposed rear extension would project c2.07m beyond the existing rear elevation across a width of c6.18m. Owing to its single-storey scale and modest projection, the

extension would remain subordinate to the host dwelling. The extension would be located to the rear of the property where it would have very limited visibility from the public realm. External materials would match those of the existing dwelling, ensuring a cohesive appearance.

Side extension:

The proposed side extension would project c1.42m from the existing flank elevation and would be set back c9.9m from the public highway. Given its limited scale, recessed siting and use of matching materials, the extension would integrate well with the existing dwelling and would not appear visually prominent within the street scene.

Overall, the proposed extensions are considered to be sympathetic additions that would respect the scale, appearance and character of the host dwelling and would preserve the character and appearance of the surrounding area.

Neighbouring Amenity:

Overlooking:

The proposed rear and side extensions are single storey in nature.

All openings serving the rear extension would give outlook onto the application sites private rear garden, consistent with the existing arrangement.

The proposal also includes four rooflights, three within the rear roof slope and one serving the side extension. Whilst there is a first-floor side-facing window within the flank elevation of neighbouring No. 26, this serves a non-habitable room. Furthermore, the proposed side extension would accommodate a WC and utility room, which are also non-habitable. The proposed rooflight would be positioned c3.1m above finished floor level, such that it would not facilitate direct overlooking of neighbouring properties.

Accordingly, the proposal is not considered to result in unacceptable overlooking or loss of privacy.

Loss of Light and Overbearing:

Side extension: The proposed side extension would project c1.42m from the existing flank elevation and extend c4.4m in depth. The extension would be positioned c1.0m from the shared boundary with No. 26 and would have an eaves height of c2.7m. Whilst the maximum ridge height would measure c3.35m, this height would not be reached until c1.3m behind the eaves, reducing the perceived bulk of the extension when viewed from the neighbouring property.

Given the retained separation distance, the modest scale and single-storey form, the proposal is not considered to result in an unacceptable loss of light or overbearing impact upon the occupiers of No. 26.

Rear extension: The proposed rear extension would project c2.07m beyond the existing rear elevation across the width of the dwelling c.6.25m and would incorporate a pitched roof with three rooflights. The extension would have an eaves height of c2.7m and a maximum ridge height of c3.25m.

To neighbouring No. 30, the extension would be constructed up to the shared boundary. However, given its limited projection and single-storey scale, it is not considered to give rise to an unacceptable loss of light or overbearing impact.

To neighbouring No. 26, a separation distance of c2.5m would be retained between the proposed extension and the neighbouring dwelling. This retained separation, together with the single storey nature and limited projection of the extension, is considered sufficient to avoid any unacceptable impacts in terms of loss of light or overbearing.

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 relates to an existing three-bedroom dwelling with a detached garage. The proposed side extension would remove vehicular access to the garage, however due to the garage not meeting modern parking standards it would only result in the loss of 0.5 of a parking space. Moreover, 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 amended parking plan (Drawing No. B351261-1000) demonstrates that the existing driveway, measuring approximately c9.9m in length with a width varying between c2.5m and c4.0m, is capable of accommodating two vehicles within the site.

Three objections have been received regarding the loss of the garage parking space. This concern is acknowledged; however, sufficient off-street parking would remain within the site to serve the existing three-bedroom dwelling. Furthermore, some on-street parking is available within the surrounding area, and the site occupies a sustainable residential location with access to alternative transport modes, reducing reliance on the private car. The retained garage would also continue to provide secure cycle storage.

Accordingly, the proposal is not considered to result in unacceptable highway safety or parking impacts and is considered to comply with Policy CP6 of the Core Strategy.

Amenity Space:

Following development will maintain a garden length of c27.8m. This is considered acceptable and exceeds BDG garden length guidance of 11m.

Flooding and Drainage:

The application site is located within Flood Zone 1, which is identified as having a low probability of flooding. WBC Drainage was consulted in respect of flood risk and surface water drainage matters.

They recommended that a planning condition be imposed requiring the submission of surface water drainage details. However, the proposal relates solely to modest domestic side and rear extensions, the majority of which would be constructed over existing hardstanding. As such, the development would not result in a significant

increase in impermeable surfacing or materially alter the site's existing drainage characteristics.

In considering planning conditions the six tests for planning conditions set out within the National Planning Policy Framework have been applied. Given the limited scale and nature of the proposed development, it is considered that requiring the submission of further drainage details would fail the test of reasonableness and would not be necessary to make the development acceptable in planning terms.

On balance, it is therefore considered that the proposal would not result in unacceptable flood risk or drainage impacts.

Conclusion:

For the reasons stated above the proposed is recommend 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 June 2026
Earliest date for decision:	24 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30 June 2026

