

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252137
Site Address:	20 Rosemary Avenue, Earley, Wokingham, RG6 5YQ
Expiry Date:	4 November 2025
Site Visit Date:	22/04/2025 – See PA 250888
Proposal: Application to vary condition 2 of planning consent 250888 for the Householder application for proposed single storey front and single storey side extension alongside associated changes to fenestration followed by the demolition of existing conservatory and utility room. Condition 2 refers to Approved Details and the variation is to make minor amendments to roof levels.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
250888	Householder application for proposed single storey front and single storey side extension	Approved, 11/06/2025

	alongside associated changes to fenestration followed by the demolition of existing conservatory and utility room.	
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CONSULTATION RESPONSES

Internal

WBC Highways – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – No objections.
Ward Member(s)	No comments received
Neighbours	18 Rosemary Avenue - The neighbouring resident raises concern regarding potential changes to the approved plans, specifically whether an adjustment to the internal ceiling height would result in an increase in the overall roof height. The resident notes difficulty in confirming this with the applicant and expresses that, while matching materials are not an issue, any increase in roof height would be of concern and grounds for objection. <i>Officer comment: Please refer to the 'Neighbouring Amenity' section of this Officer Report.</i>

APPRAISAL

Site Description and Proposed Development:

The application site relates to a two storey, link detached property located in an established residential cul-de-sac. The surrounding area is characterised by link detached properties that are similar in design and appearance.

This application seeks to vary Condition 2 of planning permission 250888 to allow an increase in the roof height of the approved single-storey south (side/front) and north (side) extensions by approximately 40cm, together with amendments to the scale and style of fenestration at ground and first-floor level.

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 proposed increase in the roof height of the extensions represents a modest alteration. The extensions would remain proportionate in height, depth and design, with materials continuing to match those of the existing dwelling. The revised windows would also be proportionate to the host property and would respect the established design and symmetry of the elevations. Accordingly, the proposed alterations would not detract from the appearance of the dwelling or the wider street scene.

Consequently, the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The views from the revised fenestration would be comparable to those from the existing arrangement, and as such, no additional or unacceptable overlooking impacts would arise beyond the existing situation.

Loss of Light and Overbearing:

The proposal seeks to increase the roof height of the approved single-storey north side extension by approximately 40cm. The extension is located close to the side boundary shared with 18 Rosemary Avenue, the resulting eaves height of 2.4 metres would remain modest and consistent with typical domestic extensions. The extension would retain its low-profile roof, and, taking into account the staggered siting between the host dwelling and No.18, the extension does not project significantly beyond the neighbouring rear wall or patio area, mitigating any sense of enclosure. Overall, the proposal's limited scale and sympathetic design ensure no unacceptable impacts in terms of overbearing presence, loss of light, or overshadowing would arise.

With respect to the single storey west (side/front) extension, it would remain appropriately positioned away from neighbouring amenity areas, and the proposed height increase would not give rise to any unreasonable overbearing or loss of light.

Highway Access and Parking Provision:

The proposed variation would have no Highways impact. As such, no objections are raised by the Council's Highways Officer.

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:	Approval
Date:	23 October 2025
Earliest date for decision:	3 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	3 November 2025