

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250463
Site Address:	10 Andrews Road, Earley, Wokingham, RG6 7PJ
Expiry Date:	12 May 2025 (EoT: 26 May 2025)
Site Visit Date:	9 April 2025
Proposal: Householder application for the proposed erection of single storey side extension following part demolition of the existing side extension, addition of rear decking with associated fencing and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Earley

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 CC07 – Parking CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
192443	Householder Application for the proposed erection of single storey side extension with insertion of 2no rooflights, following part demolition of existing side extension, plus conversion of existing garage to create habitable accommodation (store), retention of existing rear raised patio/decked area, internal alterations and changes to fenestration to dwelling.	Approve 18 th November 2019

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Ecology – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	One comment received: The front guttering cannot take heavy rain and overflows onto the driveway because the soak away is not able to take the water away. <i>Officer response: The proposed extension would not introduce any additional non-permeable hardstanding or development and hence wouldn't be reasonable to condition additional surface water drainage measures in this instance. Moreover, Part H of Building Regulations 2010 covers both foul water and surface water drainage, including rainwater runoff, for household extensions.</i>

APPRAISAL

Site Description: A two-storey semi-detached dwelling in the residential area of Earley. The dwelling benefits from off street parking and an open plan front garden. It has a garage to the side and an existing single storey rear extension and raised patio/decking area to the rear of the property. The host property sits approx. 1m higher than 8 Andrews Road to the south.

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.

Proposal: The erection of single storey side extension following part demolition of the existing side extension; the addition of rear decking, fencing, changes to fenestration and widening of the dropped kerb.

The single storey rear extension will have a flat roof and measure 3.5m in height, 4.3m in width, 7.2m in length and be 0.3m off the side boundary. It will facilitate a new storage area at the front, as well as a W.C., utility room and open plan kitchen at the rear. The patio doors on the rear elevation will be replaced with a wide window and changes. The rear side extension will be 0.75m taller than the existing garage, the roof will be 0.5m below the first-floor side windows.

The decking will measure 50cm in height, in 4.3m in width, 3.7m in length and have 2 no. steps down to the rear garden. The existing fence on one side of the decking will be replaced with a boundary fence 2.2m in height from the original ground level and 1.7m above the raised decking.

The front elevation walls of the garage and front door will be rendered to match that of the existing rendering on the front of the dwelling. There would be 3 no. off road parking spaces at the front and the crossover would be widened.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene in St Andrew Road is detached and semidetached houses of a similar age and design. Most properties have open plan front gardens and driveways for off street parking. The scale of the rendering on the front elevation will not significantly impact the character of the area. The roof of the rear extension and the new fence will not be visible from the street. The 3 no. parking spaces at the front would cover most of the front garden and reduce the verdant appearance of the street scene. Nevertheless, there are examples of other front gardens in the street that have been entirely paved, for example no 11 and no 19 Andrews Road.

Therefore, the proposal will not cause harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Alterations and extensions must relate well to neighbouring properties.
- Buildings must be designed to provide reasonable levels of visual privacy to habitable rooms.
- Dwellings must be designed to provide appropriate levels of daylight.
- Rear extensions should not project more than 4 metres from the rear main wall when close to a boundary.

Overlooking: There are no windows on the side of the extension facing onto 8 Andrews Road. The raised decking would increase potential for overlooking, but this would be mitigated by the increase in fence height. Therefore, there are no concerns related to overlooking.

Loss of Light: There is a ground level change at the boundary with no. 8 St Andrews Road and the neighbouring property is sited at a lower level. The 0.75m increase in roof height of the side extension will bring the flat roof slightly closer to the first-floor side elevation windows at no. 8. that serve a bathroom and landing but would not have a significant impact on loss of light. The single storey side extension and fence would face onto the side wall of the garage and single storey side extension at no. 8 St Andrews Road extension where there are no windows. Therefore, there are no concerns related to loss of light to habitable rooms.

Overbearing: The proposed side extension would not extend beyond the footprint of the existing extension. Therefore, due to the limited height increase of the flat roof, it would not be overbearing.

The proposed 1.7m high fence would be sited 0.5m above the original ground level and be a maximum of 2.2m in height. It would serve to protect the neighbour from being overlooked when the decking is in use, in a similar manner to the existing arrangement on site as seen in Fig. 1 below. The fence would extend along the side boundary adjacent to the raised decking and be approximately 4m in length as far as the steps. Whilst the fence would be visible from the rear outlook and garden of no. 8, it would not be so significant as to create any overbearing impact, even considering the changes in levels between the two properties.



Fig. 1: Property boundary between 8 and 10 Andrews Road.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbouring amenity.

Highway Access and Parking Provision:

The Highway Officer has commented that *"The proposal will not result in any additional habitable rooms. The existing level of driveway parking is therefore considered acceptable in this instance."*

Although the drawing indicates additional driveway parking and an extension to the dropped crossing, the associated widening of the crossing appears to exceed current Traffic Management guidance.

Andrews Road is an unclassified road, and planning permission is not required for the proposed access works. However, any widening of the dropped crossing will require separate consent from the council's Traffic Management team."

Requested Informative: The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

Ecology: The Ecology Officer has commented *"I agree with the ecologist's conclusion (Arbtech, May 2025) that the house has negligible bat roost potential. Provided that the development is implemented in accordance with all the recommendations on page 5 and 6, there are no ecological objections. I request that informative I17 is included in the decision notice."*

Requested Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	Yes
Recommendation:	Approve
Date:	21 st May 2025
Earliest date for decision:	24 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21/05/25