

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252311
Site Address:	79 Hilmanton, Earley, Wokingham, RG6 4HN
Expiry Date:	30 January 2026
Site Visit Date:	29 October 2025
Proposal: Householder application for the proposed single storey rear extension and garage conversion.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
173201	Householder application for the proposed erection of a two side extension, conversion of existing loft to additional habitable accommodation, creation on new front entrance porch and internal alterations.	Approved 18/01/18

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site is a linked detached house and shares its east boundary with the neighbouring dwelling no.78.

There is a TPO tree located to the western boundary of the site.

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 garage is being converted into storage and en-suite as part of the new bedroom. The new bedroom replaces the old kitchen. There are no changes externally to the front elevation, thus no harm.

The single storey rear extension depth would be approx. 4.15m, which exceeds the recommended 4m depth for extensions within the Borough Design Guide. However, the extension would appear as an infill and would not project further than the established rear building line. Moreover, with it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have any adverse impact on the character of the host property or surrounding area. The proposed extension would be minor and subservient feature which would not harm the character of the area.

The proposed materials would match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The fencing would screen the openings to the side and rear, thus no overlooking concerns.

The kitchens window would serve for a new bedroom, the outlook would remain the same and given both are classed as habitable rooms, no change thus no overlooking concerns.

Loss of Light/Overbearing: Given the location of the rear extension and adequate breathing space from the site boundaries, it would not result in loss of light or considered to be overbearing. The infill would match the established rear building line.

Amenity Space: The garden space would be approx. over 10m in depth as result of the rear extension. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

Highways: The existing number of bedrooms is 3. An additional bedroom will be added with the garage being converted. Therefore, a total of 4 bedrooms. WBC's adopted parking standards require 3 or more parking space for a 4 or more-bedroom dwelling. The site has 3 parking spaces as shown on plan 25/HEW/06 issue B, which would comply with WBC'S adopted parking standards after development. Thus, no highway concerns.

Landscape and Trees: The Oak to the west of the garage adjacent to the site is protected by TPO (0672/1994). The proposed rear extension will be constructed within the root protection area of a TPO tree.

The following additional information has now been provided with the application in response to the officers earlier comments:

- Arboricultural Impact Assessment (AIA) and associated plan by GHA Trees and dated 10th December 2025.
- Foundation note by WRD Structural Consultants dated 12th January 2026.
- Treesafe brochure indicating the type of foundations proposed.

The AIA clearly shows that the proposed extension is within the root protection area of the adjacent protected Oak tree (TPO 0672/1994). In using the proposed pile and beam foundation design as indicated in the Treesafe brochure with the beams being above existing ground level it is likely that the extension will have a minimal impact on the tree. This type of foundation has been confirmed as being appropriate by the structural engineer's note. The officer therefore now has no objections to the application; however further site-specific details of the foundation design will need to be provided through a conditions submission prior to construction starting on site along with an Arboricultural Method Statement.

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:	Yes
Recommendation:	Approve
Date:	29 January 2026
Earliest date for decision:	18 November 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	29 January 2026

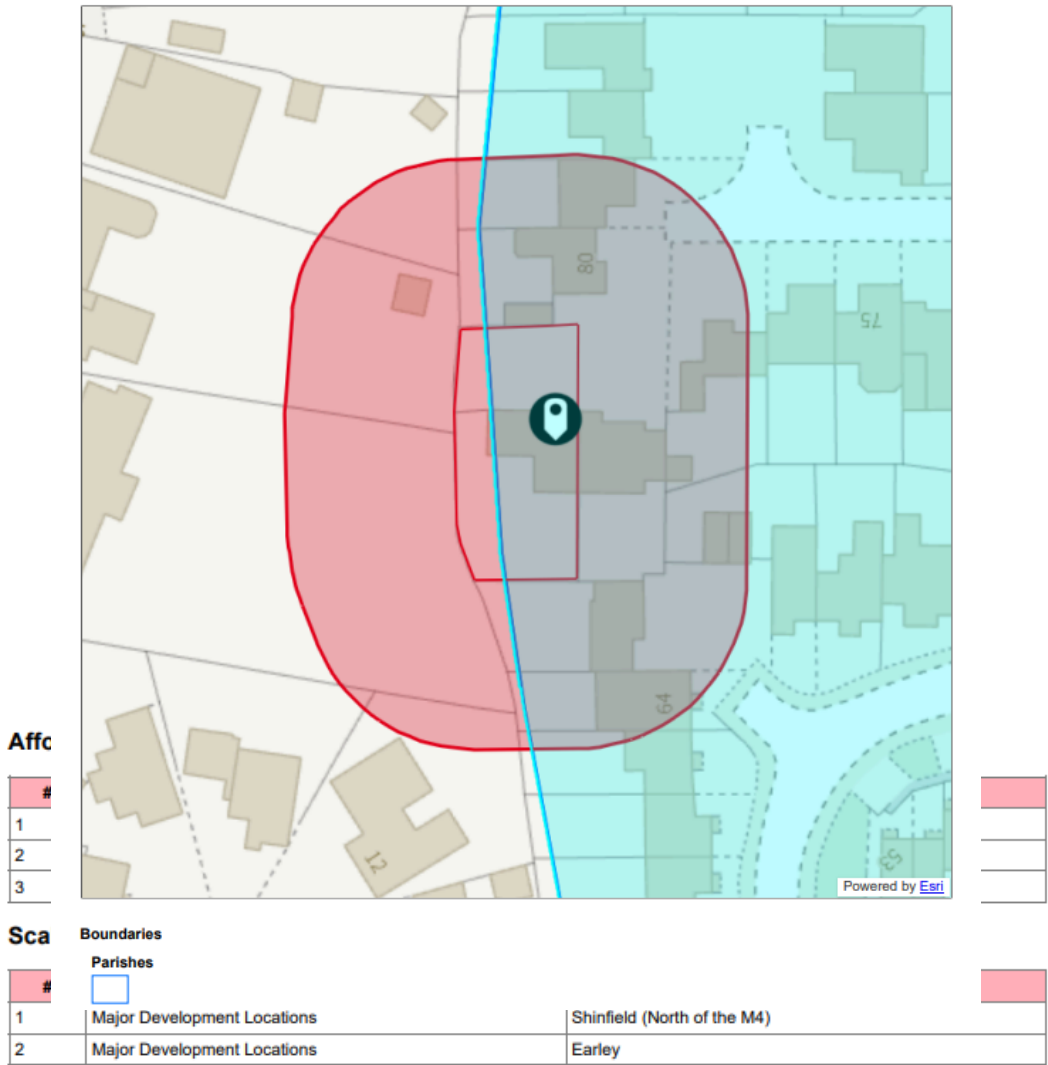
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 3,394.28 m²

Date: Tue Oct 28 2025 13:13:35 GMT+0000 (Greenwich Mean Time)



Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE TYPE	FEATURE NAME
---	--------------	--------------

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0671-1994	Single	Confirmed
2	TPO-0672-1994	Single	Confirmed

Wards | Total count: 2

#	Name of area	Closest Approximate Distance
1	Shinfield Ward	0 m
2	Hillside Ward	0 m

Parishes | Total count: 2

#	Name of area	Closest Approximate Distance
1	Shinfield CP	0 m