

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251402
Site Address:	51 Eastcourt Avenue, Earley, Wokingham, RG6 1HH
Expiry Date:	25 August 2025
Site Visit Date:	08/08/2025
Proposal: Householder application for the proposed erection of single storey rear extension.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
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 C2 – Mitigation of transport impacts and highway safety and design DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
250962	Application for a certificate of lawfulness for the proposed hip to gable rear extension, insertion of 2no. dormers and roof light to facilitate conversion of loft to create habitable accommodation.	Approved, 17/06/2025

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC CIL – No comments received.
WBC Ecology – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – Riase no objection to the proposal but requests that WBC imposes a condition ensuring the “elderly person’s bedroom” with ensuite is only used as ancillary accommodation to the main dwelling and not as a separate dwelling. Their concern is that the room’s size, layout, and separate access could facilitate independent occupation, which may not be acceptable in this location due to potential impacts on residential amenity, the character of the area, and highway safety, contrary to relevant Core Strategy and Managing Development Delivery Local Plan policies. <i><u>Officer comment:</u> Please refer to the ‘Other matters’ section within this report.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached, and semi-detached properties that are set in discernible groupings which are distinguished by repeated house type.

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 single story rear extension would have a part gable roof form and would protrude approximately 5 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

Section 4 of the Council's Brough Design Guide SPD advises that the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The proposed rear extension would be appropriately sited and of modest proportions, with a maximum eave's height of approximately 2.4 metres. As such, it will not result in any unreasonable overbearing impact or loss of light to neighbouring properties.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Other Matters:

Earley Town Council has raised no objection to the proposal but requests a condition to ensure the "elderly person's bedroom" with ensuite is only used as ancillary accommodation to the main dwelling and not as a separate dwelling, due to concerns

about its size, separate access, and potential independent use.

This application does not seek planning permission for the creation of a separate unit of accommodation. The proposed 'elderly person's bedroom' would remain functionally linked to and form part of the main dwelling, sharing facilities and access. While a separate entrance is indicated, the accommodation would not be self-contained, and similar ancillary arrangements could, in certain circumstances, be undertaken under permitted development rights

As such, the Case Officer does not consider it necessary to impose a condition requiring the space to be used, sold, or sub-let as an independent dwelling.

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:	Not required
Recommendation:	Approval
Date:	14 August 2025
Earliest date for decision:	22 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21/08/25