

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251793
Site Address:	98 Pitts Lane, Earley, Wokingham, RG6 1BU
Expiry Date:	19 September 2025
Site Visit Date:	5 July 2025
Proposal: Householder application for the proposed erection of a two-storey front extension incorporating a new entrance canopy, alongside the partial conversion of the rear garage with associated fenestration alterations to the front, side and rear elevations and erection of outbuilding (part-retrospective)	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
040777	Proposed two storey rear extension to dwelling.	Approved 11/06/04
201686	Application for a certificate of lawfulness for the proposed erection of an outbuilding to the rear of existing dwelling.	Refused 21/08/20
202230	Application for a certificate of lawfulness for the proposed erection of a single storey outbuilding to the rear of existing dwelling.	Approved 28/09/20

CONSULTATION RESPONSES

Internal
WBC Drainage: No objection subject to conditions

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection to this application subject to WBC imposing the following condition that the amended garage, as hereby approved, shall only be used incidental to the host dwelling, and shall not be used for business use without prior written approval by WBC, to ensure any such use does not cause a significantly adverse impact on the character of the area, nor on the amenity of neighbouring properties, as supported by Policies CP1, CP3 and CC07. Officer response: A similar worded condition will be part of the decision notice.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling.

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: R1 design principle within the Borough Design Guide states that *'residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing'*. The street scene in the surrounding area is varied in style and design of properties. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

The Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would be 2 storey in height and slightly project forward of the building line, thus not compliant with the BDG. However, the BDG also states that *“generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line”*. The projecting gable would be set back from the road by approx. over 13m and would only project forward of the existing building line by approx. 0.90m. Even with this minor projection forward, it would still be set behind the building line of no.104 building line. The projecting gable would be set down from the main dwellings ridge height and would appear a subservient feature to the main dwelling as well as matching the roof form of part of the main dwelling. As a result of the varied character along the street, such feature would not harm the street scene so is considered acceptable.

The proposed materials would differ from the existing, with grey framed windows, smooth white render and grey concrete roof tiles. For example, no.111 has grey framed windows (see below) and white smooth render is not too dissimilar to the existing render colour and white smooth render is very common along Pitts Lane as well as the grey roof example at no.105 (see below). Therefore, given the varied characteristics along Pitts Lane the proposal would not adversely impact upon the street scene.



The lean-to canopy would be set back set back from the building line to the side of the dwelling and is considered to be a subservient minor addition which would not harm the street scene.

The amended garage conversion into a utility room and outbuilding for the garden store would not harm the street scene given it's located to the rear and not be particularly visible from the street scene given its significant setback. The garden store would include the flat roof being raised, but such increase would be minor and not result in any harm.

In this context, the outbuilding serves as an additional amenity or feature of the main house with the garage being converted into utility space with a sink and the outbuilding adjoining serves as a garden store. Whilst both could be accessed independently given the side gate access without having to go through the main dwelling and disturbing it's occupants. The structure does not contain all the facilities required for day-to- day living and thus could not be occupied as a separate dwelling. Thus, the circumstances indicate that the proposal would be incidental to no.98. The

proposed usage of the structure would not result in a material change of use or the formation of an independent residential dwelling.

The following condition will be included within the decision notice to condition, the outbuildings use: *“The garage conversion into a utility room and outbuilding for a garden store hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site and shall not be used, sold or sub- let as separate dwelling”*.

The height of the proposed outbuilding for the garden store would be approx. 3m. If the height of the outbuilding could be lowered to 2.50m and erected without the requirement for planning permission and could be done under permitted development. A 50cm difference should therefore be assessed, this difference in height is minimal change in planning terms and would not justify refusal on its own as this would have a limited impact on the character and appearance of the area and remains subservient to the dwellinghouse. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The outlook of the new front gable would overlook onto the roundabout, thus no overlooking concerns.

The openings of the garden store would overlook onto garden and the door and window of the utility room would be screened by the gate, thus no overlooking concerns.

Loss of Light/Overbearing: Given the front gable would be set off from the boundary by approx. 1.80m, complying with the minimum 1m flank wall to side boundary separation distance set out in the BDG. Therefore, it's considered the proposal would not be overbearing or result in loss of light.

The projecting gable would be over 5m from the side boundary of no.100 and given such significant separation would not be overbearing or result in loss of light.

Whilst close to the boundary of no.96, the canopy roof form would slope away from the boundary of no.96 and is a minor addition which is not considered to result in loss of light or be overbearing. Both no.96 ground floor side windows are obscured glazed so no loss of light concerns.

The garden store outbuilding height would slightly increase but not be detrimental to neighbouring amenities.

The dimensions of the garage would not be altered, thus no impact upon neighbouring amenities.

Highway Access and Parking Provision: The applicant proposes to increase the numbers of habitable rooms from 7 to 8. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway parking can meet the council's parking requirement, which is acceptable.

The proposed garage store remains suitable for cycle storage, which is acceptable.

Flooding and Drainage: The existing dwelling is within flood zone 1 and we would have no objection to the principle of the development, as represented by proposed plans and elevations drawing 98PL.MP02 dated May 2025.

The drainage officer has requested for drainage details however due to the scale of the scheme such is not required.

Landscape and Trees: The parking area to the front of the dwelling will be increased in size to accommodate 3 cars. Therefore, it will be important to include some landscape planting to the front of the site between the existing wall and the edge of the parking area, to mitigate for the increased area of hard standing and to contribute to the character of existing street scene in accordance with Local Plan policy CC03.

Some additional planting has now been included to the front of site as requested and is indicated on the Block Plan and Parking Plan drawing. The officer has no objection to the planting as suggested.

Ecology: The preliminary ecological appraisal (Ref: SPH/NP/PEA-25/24.06) concludes that there is negligible potential for roosting bats within the building. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required. Therefore, no ecological harmful impacts.

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:	Approve
Date:	1 October 2025
Earliest date for decision:	19 August 2025

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	2 October 2025

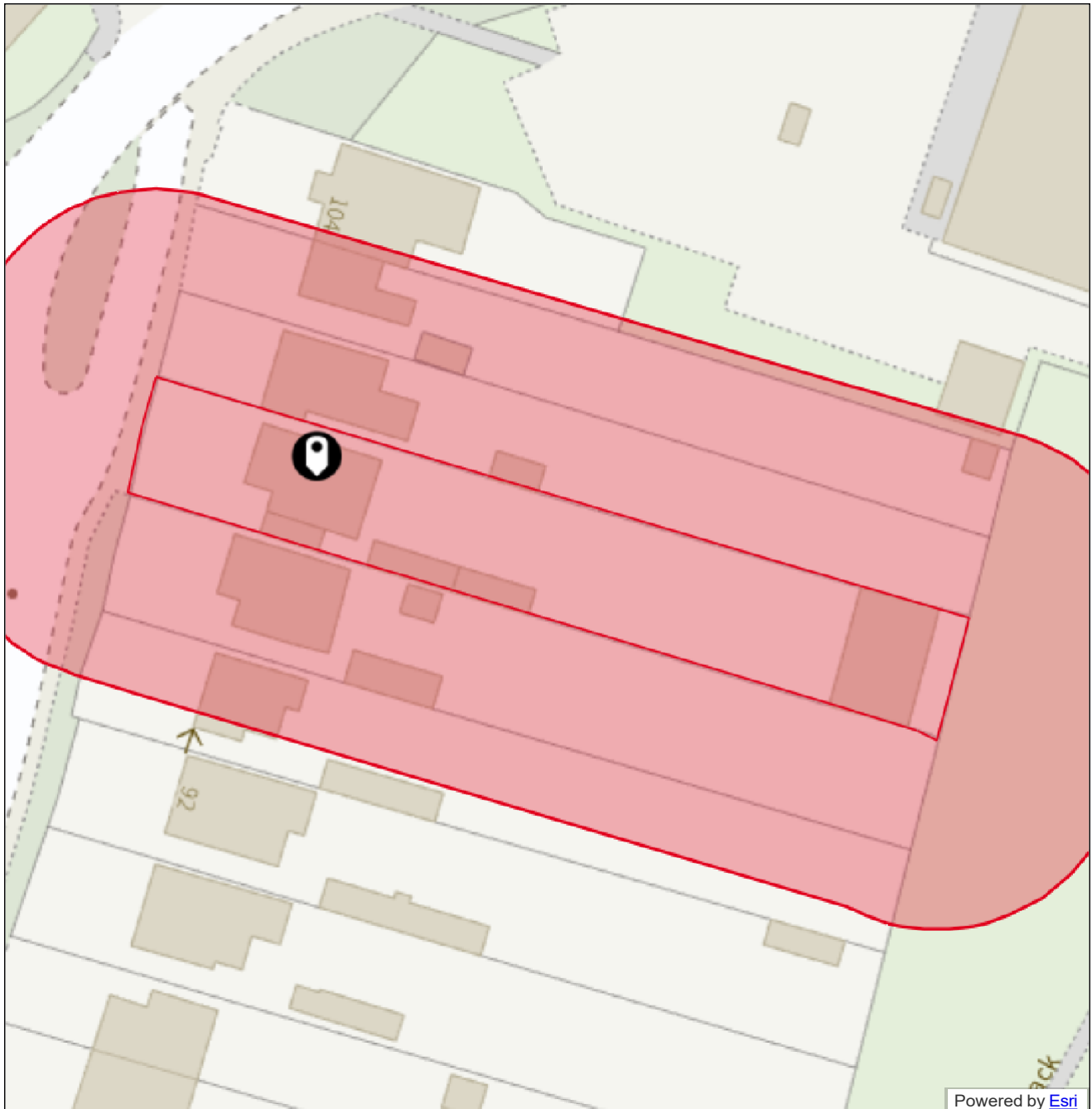
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 6,518.78 m²

Date: Tue Jul 29 2025 15:41:13 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Retail Centres | Total count: 1

#	FEATURE_TYPE	NAME
1	Local Centre	Shepherds Hill, Earley Local centre

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Sites of Urban Landscape Value | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Site of Urban Landscape Value	Bulmershe, Earley

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route Enhancement Areas

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	MP610	Ecology Officer, Green Infrastructure Team
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Great Crested Newt Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500000&es=&location=475491,173735%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	Thames Water Earley Consultation Zone	Any development

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 2

#	NAME	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m
2	Bulmershe & Coronation Ward	0 m

Parishes | Total count: 2

#	NAME	Closest Approximate Distance
1	Earley CP	0 m
2	Woodley CP	0 m