

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252669
Site Address:	6 Loxwood, Earley, Wokingham, RG6 5QZ
Expiry Date:	1 January 2026
Site Visit Date:	17/11/2025
Proposal: Householder application for the proposed erection of a single storey rear and a single storey rear/side extensions, garage conversion to create habitable accommodation along with changes to fenestration and insertion of the roof lights.	

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
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
020199	Proposed two storey side extension to dwelling and single storey rear extension.	Approved, 23/04/2002

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC Landscape and Trees – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council - Raises no objection to this application subject to WBC imposing the following condition that the ground floor element of the extension, with the separate access, shall not be used as a separate unit of accommodation for fee paying occupants without prior approval of WBC, to ensure adequate parking is provided at all times, and to protect the amenity of neighbouring properties, as defined by Policies CP3 and CC07.
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 close. The surrounding area is primarily characterised by detached, properties that are broadly similar in design and appearance.

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 proposal involves the removal of the existing garage door and its replacement with a set of bay windows on the front elevation. While properties along Loxwood Road and the adjacent Squirrels Way typically retain their original garage doors, providing a degree of uniformity within these groups, the wider area exhibits a more mixed character. The surrounding street scene contains a number of discernible groupings of dwellings with repeating house types, resulting in some variation in front elevations overall. In this context, the removal of the garage door would represent a departure from the immediate pattern but would not appear incongruous within the broader and more varied character of the area. It is also noted that a similar conversion has already taken place at No.9 Loxwood.

The proposed windows are designed to reflect the proportions and detailing of the existing bay windows, ensuring that the alteration sits comfortably within the appearance of the host dwelling. Overall, the proposal is considered a modest form of development that would not adversely impact the character of the area.

The proposed single storey side and rear extension are both modest in height, depth and design. As such, these elements of the proposals would not adversely impact the character of the area.

Neighbouring Amenity:**Overlooking:**

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

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

Loss of Light and Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three 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.

Landscape and Trees:

There are no protected trees on the application site. The Council's Trees and Landscape Officer notes that the proposed side extension would extend towards the boundary vegetation but would not adversely affect it. The Trees and Landscape Officer advises that, during the construction of the side extension, the existing

vegetation should be fenced off for the duration of the build.

Other:

Earley Town Council has raised no objection to the proposal but requests that the main ground-floor part bedroom, part kitchenette be conditioned to prevent their use as a separate accommodation, citing concerns regarding the presence of a separate access and the potential implications for parking provision and neighbouring amenity.

However, the Case Officer notes that this application does not seek permission for the creation of an independent unit of accommodation. The main ground-floor bedroom would remain functionally linked to, and form an integral part of, the main dwelling, sharing facilities and benefitting from multiple internal access routes.

Although a separate side entrance is shown, the accommodation would not be self-contained, and similar ancillary arrangements could, in certain circumstances, be undertaken under permitted development rights. For these reasons, the Case Officer does not consider it necessary or reasonable to impose a condition restricting the use, sale, or letting of the space as independent accommodation.

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:	12 December 2025
Earliest date for decision:	28 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.12.2025