

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251630
Site Address:	28 Sellafeld Way, Earley, Wokingham, RG6 3BT
Expiry Date:	11 September 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for the proposed erection of a 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 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 CC06 – Noise CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions. *Officer comments: This will be discussed in the main report below.*

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey rear extension to the dwelling to provide a lounge and dining area. Plus, the conversion of the existing garage space to create a study and downstairs toilet.

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 storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given its proportionate scale and unimposing design, it is deemed that the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the proposal is to the rear of the property where it would not be visible from the public domain and this further demonstrates that the proposal poses no harm to the character of the area.

The proposed garage conversion would see the garage door being replaced with a window on the front elevation. This proposed alteration would not be uncharacteristic for a residential dwelling and therefore it would have no harm on the character of the area.

Neighbouring Amenity:

The proposed single storey rear extension would extend 2.75 metres from the rear of the dwelling, and it is single storey in nature. No windows are proposed on the side elevation and given the single storey nature of the extension, there are no concerns relating to neighbouring amenities on loss of light or overlooking grounds. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with the neighbouring property, but an eaves height of 2.3 metres shows compliance with this guidance relating to overbearing. Overall, the proposed rear extension poses no harm to neighbouring amenities.

The proposed garage conversion poses no harm to neighbouring amenities.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion, the implementation of a rear extension measuring 2.75 metres in depth would result in a conflict with this guidance as the remaining garden length would be reduced to approximately 7.6 metres. However, considering that the plot is 6.25 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it will not be detrimental to the enjoyment of the current and future occupiers.

Highway Access and Parking Provision:

The existing garage does not fully meet the council's requirement for car parking, and therefore, following its conversion it is not deemed that there would be the loss of a parking space. As the garage is being converted, the Council's Highways Officer has requested a condition that would require details of secure and covered bicycle storage to be submitted prior to the commencement of the development. Given the nature of the development proposed this request is considered too onerous and unreasonable, and therefore the condition is not recommended.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	10 September 2025
Earliest date for decision:	7 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10/09/25

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
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1	Within Major Development Locations
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2	Within Major Development Locations
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3	Within All Development Locations
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Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
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1	Major Development Locations	Earley
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Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
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1	Sharp Sand and Gravel	River Terrace deposits
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Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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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.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind TurbineAviation
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1	All works exceeding 150 metres (492.1 feet)	NO YES
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Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green Consult NatureSpace for Major developments only
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000-res=&location=473915,172259%20(IRZ%20polygon%20centre)
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019 Woodley-Earley Settled and Farmed Clay
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Wards | Total count: 1

#	NAME	Closest Approximate Distance
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1 Hillside Ward 0 m

Parishes | Total count: 1

NAME Closest Approximate Distance

1 Earley CP 0 m