

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260817
Site Address:	Chevron, 3 Swanmore Close, Earley, Wokingham, RG6 3TG
Expiry Date:	22 July 2026
Site Visit Date:	22 June 2026
Proposal: Householder application for the proposed single storey front and rear extension to include 1no. roof lantern, two storey side extension plus changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history.	N/a	N/a

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection.
WBC Green Infrastructure: No objection.

External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description: “Chevron,” 3 Swanmore Close is situated in Earley, a Major Development Location.

The dwelling is a modest two-storey detached dwelling situated within an established residential cul-de-sac. It occupies the end position on a shared access with neighbouring property, No.2.

The property features a hipped main roofscape, finished in dark brown tiles. The exterior is constructed in beige/light brown brickwork with white uPVC, double-glazed framed windows. On the first floor of the front elevation, there are timber panels painted black. There is also a single-storey side extension with a glazed roof-link connecting to the single-storey garage at that the front of the property. This has capacity for 1no. vehicles, and there is also a private driveway which provides a further 2no. vehicle capacity.

There is a small, grassed area at the front of the property and a large amenity space to the rear (10m x 15m).

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.

Proposal: This application seeks approval for the proposed single storey front and rear extension to include 1no. roof lantern, two storey side extension plus changes to fenestration.

Design / Character of the Area

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street is characterised by a quiet, low-traffic residential cul-de-sac featuring predominantly two-storey detached dwellings of comparable scale. The properties' roofscapes and materials are varied. For instance, neighbouring property, No.2, shares a similar design language to the property at the application site. The only exception is the white rendering featured on the front elevation's first floor. The roofscapes throughout Swanmore are either hipped or gabled designs. Exteriors are largely varied with examples of red-brick, beige-brick and black-cladded facades. Garages and parking provision also vary, with examples of detached, integrated and attached forms present.

Nearby property, No.1 Swanmore Close had a single-storey front extension approved in 2016. No.34 Wickham Road (at the entrance of the cul-de-sac), had a single-storey side extension approved in 2022. Next, No.7 had a two-storey side extension approved in 1998. Finally, No.5 had a first-floor front extension approved in 2002. These show similar developments to the proposal in the local vicinity.

Single-Storey Rear Extension

The proposed rear single-storey extension and 1no. roof lantern would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Single-Storey Front Extension

The BDG recommends that front extensions should not project significantly forward of the principal elevation. The front extension replaces the existing glazed roof-link between the main dwelling and the detached garage. The proposed extension projects no further forward than the existing detached garage, set-back 1.2m from the front wall of the garage. As the proposal is a modest infill/link extension that does not project forwards of the building, it is seen to meet this requirement of the BDG.

The proposed extension features a single-storey gabled roofscape, connecting seamlessly the host dwelling and garage. The design relates well with its surroundings and contributes positively to the street scene. Furthermore, as the development does not project forward of the established forward-most wall, the property retains a sufficient separation distance from the public highway, which avoids disrupting the street's building line. In these regards, the BDG requirements have been adhered to.

Overall, the proposed front single storey extension, would not cause harm to the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy.

Two-Storey Side Extension

This aspect of the development will be visible from the public footpath toward the north-east of the site. The two-storey side extension would not result in significant harm to the character of the area. The roof adopts a hipped form. This matches the existing roof form and therefore the development will not appear visually incongruous. The development is well-proportioned and represents a sensitive addition to the established roof types in Swanmore Close and the host dwelling in terms of scale, proportions and form. Owing to the high variety of developments and roofscapes within the local street scene, this proposal can accommodate a degree of architectural variation without resulting in visual harm.

The side extension will be subordinate to the main roofscape's ridge height by 0.6m, and the eaves will be set-back by 1.75m from the front elevation. The eaves remain the same height as the main roofscape. This slightly alters the visual symmetry viewed from the adjacent public footpath. However, the extension remains subordinate, the roof type is consistent, the eaves height matches and the view is from a public footpath, rather than a prominent frontage view on the main street. On this basis, the degree of change is not considered to result in significant harm to the character and appearance of the area.

Neighbouring Amenity:

Overlooking:

The single-storey front extension has 3no. proposed doors. One would be featured on the front elevation facing the host dwelling's private driveway and the shared access. The two others would feature on the other side of the property facing a side boundary wall. For these reasons, this part of the development is not considered to increase overlooking or loss of privacy.

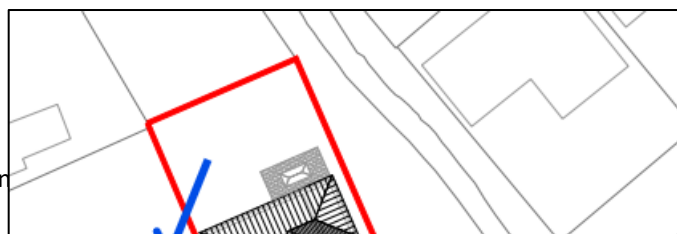
The two-storey side extension would not cause any overlooking or loss of privacy as there are no proposed windows.

The single-storey rear extension will feature rear-facing glass-sliding doors; however, these are not considered to increase overlooking threats beyond the existing, ground-floor, rear elevation windows. The lantern window is set within the flat roof of the rear extension and therefore it would not increase overlooking.

Loss of Light:

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

The proposed single-storey rear extension does not breach the 45-degree angle guideline when assessed from the nearest habitable room window of south-west neighbouring property, No.2. The extension would therefore not give rise to a material loss of daylight to the neighbouring occupier. There are no dwellings immediately adjacent to the application site to the northeast. There is a 11m wide public footpath between No.8 Edenham Close. This is considered an adequate separation distance and therefore both the single-storey rear and two-storey side extensions would not impact daylight or sunlight. *This is illustrated by the figure below.*



Overall, this proposal would not give rise to loss of light and complies with Policy CP3.

Overbearing:

The BDG states that eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. In this case, the rear extension is 3m in height (flat roof). This is in accordance with the guidelines and thus adheres to this aspect of the BDG. The proposed rear extension also features a roof lantern (length: 2.5m, width: 1.2m, height: 0.35m). This is additional height to the rear extension; however, this is not considered to appear visually intrusive or have an overbearing impact due to its small scale. Furthermore, the rear extension does not stretch the whole length of the rear, retaining a gap of 7.5m between extension and side boundary of neighbouring property, No.2.

The two-storey side extension will not cause an overbearing or enclosing effect as the ridge height is less than that of the main dwelling and the development is positioned on the northeast side elevation facing the 11m wide public footpath.

The single-storey side extension would not cause any overbearing or enclosing impacts due to its single-storey, modestly scaled and proportioned form.

Overall, this proposal would not give rise to overbearing and therefore complies with Policy CP3.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The 3no. car capacity is retained on the front driveway and in the garage of the dwelling. The development increases bedrooms from 4 to 5. In accordance with Policy CC07 and Appendix 2 of the MDD Local Plan, the 3no. parking spaces at the application site are adequate and meet the WBC Parking Standards in relation to no. of bedrooms.

Amenity Space:

The rear garden is approximately 10m x 15m. The rear extension projects 3m, which indicates rear amenity space would not be significantly reduced. Furthermore, as the extension is positioned to one side on the rear elevation, the impact to amenity space is minimal.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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.

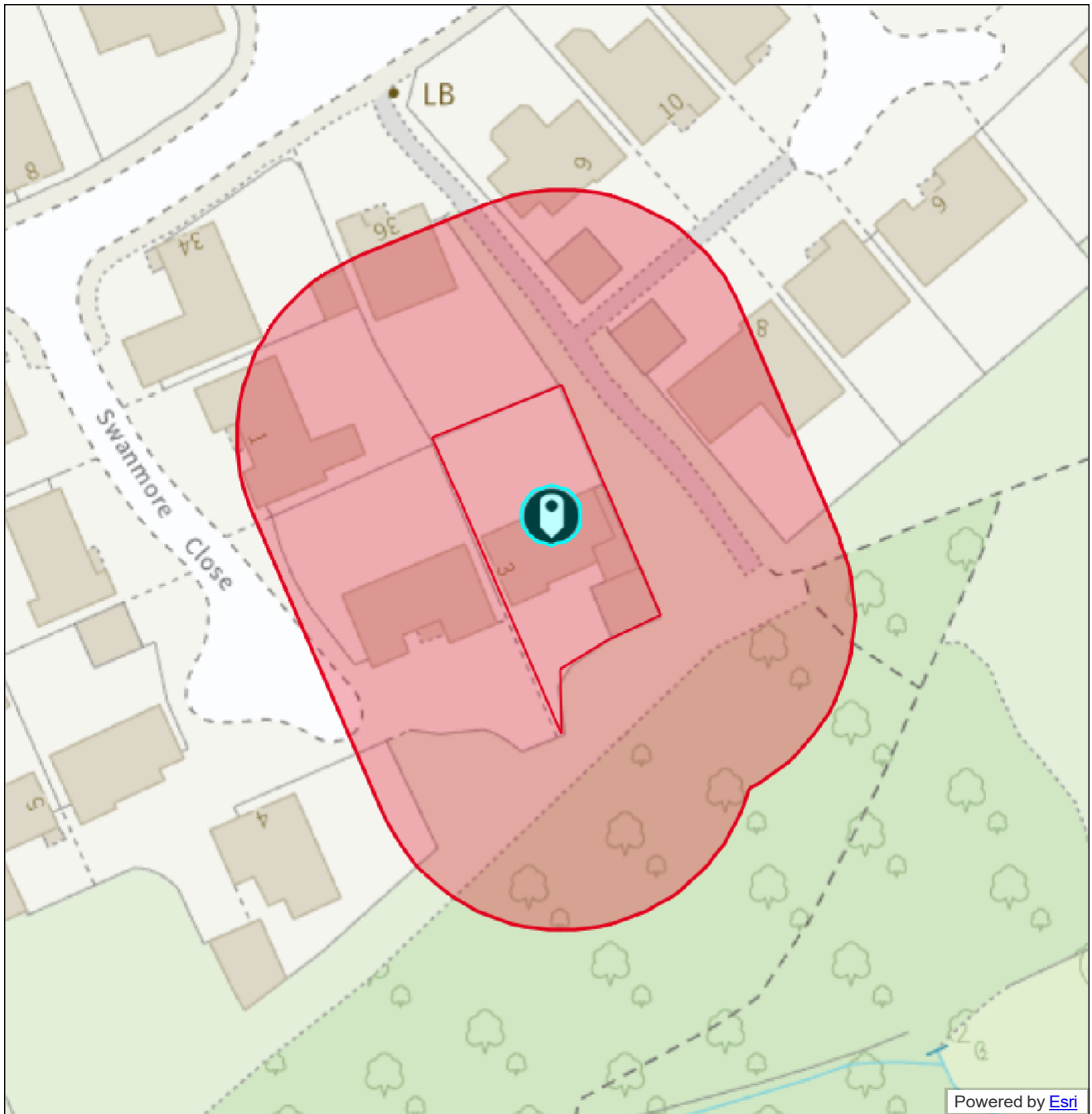
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	Approve
Date:	9 July 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	09/07/26

PLANNING CONSTRAINTS/STATUS



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Flood Zones | Total count: 1

#	flood_zone
1	Flood Zone 2

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	PA778	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	PB777	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	PB778	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	PB779	Ecology Officer, Green Infrastructure Team

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&notes=&location=480914,172519%20(IRZ%20polygon%20centre)
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Grounds Maintenance Boundaries | Total count: 1

#	PPG17 TYPOLOGY	OWNER
1	Natural and Semi Natural Greenspaces	Wokingham Borough Council

Landscape Character Assessment 2019 | Total count: 1

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

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Hawkedon Ward	0 m

Parishes | Total count: 1

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