

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251425
Site Address:	33 Pitts Lane, Earley, Wokingham, RG6 1BX
Expiry Date:	12 August 2025
Site Visit Date:	29 July 2025
Proposal: Householder application for the proposed erection of a part single part two storey front/side/rear extension, garage conversion to create habitable accommodation, plus demolition of existing conservatory.	

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 CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition
WBC CIL – CIL liable development
WBC Ecology – No comments

External

None

REPRESENTATIONS

Earley Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One letter received objecting to the proposed development on the grounds of loss of privacy, overshadowing, and overbearing visual impact.

APPRAISAL

The application site is located in the major development location of Earley, along Pitts Lane. The application proposes a two-storey front extension, a two-storey rear extension, and a two-storey side extension, with changes to fenestration and external materials.

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: If Pitts Lane is characterised by any one attribute, this is its architectural diversity. Its mixture of boundary types, ranging from mature trees to brick walling, frame a great variety of dwelling types, with large two storey properties being juxtapose against modest chalet bungalows. They all express a great variety of materials, including brick, render, tiles and both white and brown window frames. All the properties have experienced development at different rates and in different ways. Design features such as front gables, box dormers and large two storey extensions can all be observed within the road. These characteristics of the street scene provide a greater scope and opportunity for development.

In relation to front extensions, the Borough Design Guide specifies that they are generally only acceptable where the building is set further back from the street than the prevailing building line and should not be more than single storey in height. The development is contrary to this guidance. Notwithstanding, each application must be assessed on its own merits and with the context of the area carefully considered. As a result of its modest depth, the front extension would not encroach beyond the prevailing building line and would not be an intrusive to the street scene, both of which are underlying factors for such guidance advising against the erection two storey front extensions. From a design perspective, the intention to create a focal point for the dwelling through the erection of a two-storey gable protrusion is a design principle that is common throughout Pitts Lane, such that the front extension would not appear out of place in this context. The style of the front extension is contemporary, particularly owing to the large feature fenestration, however, there are several other modernised properties within the street scene, such that this would appear acceptable.

The proposed two storey side extension would be legibly set back from the proposed protruding gable along the front elevation, helping to provide the visual sense of subservience that is of importance given the relatively large scale of the development. Furthermore, this subordinate relationship is achieved to a greater degree through the

lower ridge height, the continuation of the gable roof form, plus matching fenestration. When considering the well-considered proportions of the extension, along with the compliance with the Borough Design Guide in respect of being set back and set down from the host dwelling, it is considered that the development would have an acceptable impact on the character and appearance of the dwelling.

The two-storey rear extension is undoubtedly a notable addition with regard to the increase in mass, in which it would extend beyond the rear of both the existing dwelling and the proposed side extension, at a depth of approximately 6 metres. At first floor level, the extension consists of a double hipped protrusion, with a central valley between, while at ground floor level, a standard mono pitch design has been implemented. Despite the relatively large scale of the extension, it would not have a significant street presence, with limited views available from Pitts Lane, such that there would be negligible impact on the wider character of the area.

The proposal seeks to utilise external materials and finishes that are a complete contrast to those of the existing property. These materials, being grey framed windows and doors, grey slate roof tiles, and white render for the external walling, would clearly affect the perception of the dwelling within the street scene. Nonetheless, there has been a great degree of personalization to neighbouring properties within Pitts Lane, such that the contemporary style of the altered dwelling would not negatively stand out amongst its surroundings.

Overall, within the context of the suburban and mixed character of Pitts Lane, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The proposed first floor windows on the rear elevation of the two-storey extension would provide oblique views of neighbouring gardens, however, this would not result in direct overlooking, these are in a similar position to the existing windows, albeit on the extended rear part of the property. There are also 4no. windows on the first floor of the side elevations of the enlarged dwelling, however, as these all serve non habitable rooms, they pose no added overlooking concerns.

Loss of Light & Overbearing: Despite the increase in mass caused by the rear extension, it is noted that the development would only slightly protrude beyond the rear elevations of the adjacent properties, and the component that would cause this protrusion is the single storey part of the proposed development. Accordingly, there would be no direct impact upon the rear facing fenestration or the private garden of the neighbouring sites. Furthermore, a search the council's planning records show that the fenestration on the adjacent side elevations of Nos. 31 & 35 serve non habitable rooms, thus limiting loss of light concerns.

In summary whilst the concerns of the neighbouring resident have been duly noted, for the reasons outlined above, there would be no adverse effect upon the amenities of neighbours as a result of the development.

Highway Access and Parking Provision: The Highways Officer has raised no objection to the development, subject to a condition that the parking and turning is carried out in accordance with the approved plans. Whilst the loss of landscaping to the front of the house would be unfortunate, it is noted that other properties have done similar, such that there would be insufficient grounds to withhold planning permission on this basis.

Ecology: A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that the building has negligible habitat value for roosting bats, hence additional surveys are not deemed necessary. An informative is recommended to advise what measures should be undertaken if bat roosts are found in the building.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

Community Infrastructure Levy (CIL): This application is CIL liable based on the proposed plans.

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 August 2025
Earliest date for decision:	8 July 2025

Recommendation agreed by: (Authorised Officer)	
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Date:	1 August 2025
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PLANNING CONSTRAINTS/STATUS

Major Development Location of Earley

Bat Roost Habitat