

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260790
Site Address:	25 Ryhill Way, Earley, Wokingham, RG6 4AZ
Expiry Date:	3 July 2026
Site Visit Date:	29 th June 2026
Proposal: Householder application for the proposed conversion of the existing double garage and in-fill side extension to provide additional habitable accommodation.	

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection
WBC Digital Solutions Scanning- No comments received
WBC Ecology- No comments received

External

No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Earley, Wokingham. The site is surrounded by dwellings of similar architectural design with varying forms.

Proposal: This application seeks permission for the proposed infill side extension to the existing garage to create a self-contained annexe which will include one bedroom, utility and ensuite.

The proposed infill extension will approximately be 5.6 meters in depth, 0.9 meters in width and 5 meters in height.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining and users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Ryhill Way and the surrounding area are characterised by dwellings of a consistent and prevailing architectural style, albeit in a variety of forms. The proposed development comprises a single-storey infill extension, which will provide access to the garage, to be converted into a residential annexe. As aforementioned, the garage will accommodate a bedroom, utility room and en-suite.

The Borough Design Guide (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character, and relate well to neighbouring properties. The BDG also emphasises on side extensions being set back from the host dwelling and should not

project forward of the building line or street frontage. Measuring from the block plan, the proposed extension will be set back from the frontage of the dwelling by approximately 2.5 meters, therefore complying with this guidance.

Whilst the proposed single-storey side infill extension would add some bulk to the development, and reduce the sense of spacing and alter the relationship with the neighbouring property (No. 27), including the removal of the garage door to be replaced with two windows and a new access point, the extension has been designed to be positioned in line with the established building line, therefore, reducing its visual prominence within the street scene and mitigate the perceived massing of the proposal.

As part of the proposal, the main roof from the garage will be altered in order to integrate into the side extension. As such the existing hipped roof will be removed and replaced with a pitch roof. Whilst this no longer matches the established street scene and neighbouring dwelling; the extension would be set down from the ridgeline of the host dwelling and set back from the principle elevation. As such, it is considered to relate well to the host dwelling.

The proposal also incorporates materials that will match the host dwelling, therefore softening the appearance of the extension. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the proposed development consists of a single storey side Infill extension and garage conversion to accommodate an annexe. There have been notable changes to the front by removing the garage door which will be replaced with 2. No windows and new access point.

The Council advises that a minimum separation distance of 10 metres should be maintained to prevent overlooking between properties across the street. In this case, the proposed extension is set back approximately 2.5 metres from the host dwelling and would be positioned around 11 metres from the boundary at the front elevation. Therefore, the proposal is considered to comply with this guidance and gives no rise to any form of overlooking or sense of overbearing to adjacent neighbours.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed block plan shows three spaces for vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: Whilst the application site is situated in Flood Zone 1, the Council's Flooding and Drainage Officer has reviewed the application and raises no objection to the proposal.

Ecology: This application site is located in an area suited for bat roosts. The proposal is for a single storey side extension and garage conversion. The proposed works involve removal of the existing roof over the garage, and to be replaced. The Bat Survey from Crossman Ecology, states that *"During the scoping survey, no droppings, staining, feeding remains or actual bats were observed. The buildings are in good condition and well-maintained. All verges and eaves/ soffits are in good condition and fit tightly"*. Therefore, The property has negligible suitability for roosting bats. As such, no objection from the Council's Ecology Officer have been raised.

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.

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

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	24 June 2026
Earliest date for decision:	7 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.07.2026