

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251389
Site Address:	15 Tamarind Way, Earley, Wokingham, RG6 5GR
Expiry Date:	5 August 2025
Site Visit Date:	17 July 2025
Proposal: Householder application for the proposed erection of first floor side extensions, single storey rear extension with roof lantern, single storey front extension and the conversion of the existing integral garage to create 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 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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
29380	Single storey extensions	C/A – 18/12/1987
21357	Detached house & garage	C/A – 04/05/1984

CONSULTATION RESPONSES	
Internal	
WBC Highways: Request further information before determination WBC CIL: Advice regarding CIL matters	
External	
None consulted	

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

APPRAISAL
Site Description: The application site is a detached two storey dwelling on the 1980s Lower Earley development. The dwellings sits on a prominent corner plot adjacent to the junction of Tamarind Way and Bay Close with the site's north-western boundary immediately adjoining a highway verge. The main dwelling has a gambrel style gable roof form

which ties it with the neighbouring properties on Bay Close.

Proposal:

This application proposes the erection of a first floor side extension, a part single storey part two storey side extension, a single storey rear extension, single storey front extension and the conversion of the existing integral garage to create additional habitable accommodation.

The proposed first floor side extension would be sited above the existing integral garage, with a total ridge height of approximately 6.6m it would be set down from the main ridgeline and set in from the boundary adjoining No.11 Tamarind Way by 1m. The proposed extension to the north-western end of the dwelling facing Bay Close would project forward of the existing side protrusion by approximately 2m, set well back from the principal (front) elevation by approximately 5.4m.

The proposed single storey rear extension would effectively infill the existing gap at the rear and would not protrude beyond the existing rear building line with a flat roof form at a total height of approximately 3.55m (including the roof lantern). The single storey front porch extension would project beyond the existing principal elevation by approximately 1.5m with a width of 3.4m and total ridge height of 2.95m.

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.

Design and Character of the Area:

Tamarind Way and the surrounding estate comprises a mix of detached bungalows and two storey dwellings which are considerably varied in terms of architectural styles and massing. There are various examples of later additions including side extensions visible from the street scene. Decorative timber framing is a common feature within the surrounding estate which creates cohesiveness despite the varied styles visible.

From the street scene, the proposed first floor side extension would appear as a subservient addition to the host dwelling due to it being set down from the main ridgeline and set back from the principal building line. The proposal would also be set in from the flank (side) boundary adjoining No.11 Tamarind Way by approximately 1m, preventing a terracing effect on the street scene in accordance with the Borough Design Guide SPD.

Following discussions with the applicant, revised plans were submitted showing the ridge height of the proposed part two storey side extension fronting Bay Close in line with the proposed first floor side extension. This symmetry visually ties the two elements and has improved the overall appearance of the scheme. While together both additions would be significant alterations to the existing roofline, their roof form and proportionate width respond positively to the original building and would not detract from the overall appearance. The extension facing Bay Close would also remain well set back from the adjoining highway and therefore would not appear visually overbearing from the street scene.

Due to the layout of the surrounding estate, the host dwelling sits on a staggered building line considerably forward of No.11 Tamarind Way adjacent. While the proposed single storey front extension would project further forward of the building

line the dwelling would remain well set back from the highway, and its size is proportionate to the host dwelling and several neighbouring examples. Moreover, its pitched roof form would complement the main dwelling and is keeping with several other front additions on the street scene.

The proposed single storey rear extension is fairly modest in terms of its size and scale, with an appropriate ridge and eaves height it would respect the rear building line and would not add significant footprint to the host dwelling. Moreover, all proposed external materials would be in keeping with the existing, further mitigating the visual impact of the scheme as a whole.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: 1no. first floor side facing window is proposed on the flank elevation facing No.11 Tamarind Way adjacent. The window would serve as a secondary outlook for the proposed bedroom. Due to No.11 siting behind the application site's building line the window would face onto the flank wall of No.11 well away from the rear elevation of the property, as such any potential direct overlooking onto the neighbouring rear garden would be extremely limited. The proposed window would also be positioned away from the 1no. first floor side window serving No.11.

As such, it is considered acceptable for the window to not be obscure glazed in this instance as it would not create any adverse overlooking opportunities. The proposed first floor rear fenestration would retain a minimum back to front separation distance of approximately 31m with No.3 Bay Close adjacent to the west which is acceptable.

Loss of Light and Overshadowing: Due to the proposal respecting the shared rear building line with No.11 Tamarind Way adjacent to the south-west, there would be no

loss of light impact on the adjacent rear garden space.

While the proposed first floor side extension would encroach the principal elevation of No.11, due to the extension being sufficiently set in from the boundary and its pitched roof form, any potential loss of light impact on the adjacent front facing windows would be sufficiently mitigated. Moreover, measurements taken on the submitted drawings from the closest front facing windows to the proposed development indicate that the proposal would comply with the 45 degree test (horizontal), meaning that these windows would not be directly impacted.

Overbearing: Due to the proposal being set in from the shared side boundary with No.11 Tamarind Way adjacent by approximately 1m, and the rear building line being set back from the adjacent property, there are no concerns in respect of potential overbearing impact.

Overall, it is considered that any potential harm on neighbouring amenities has been sufficiently mitigated, prohibiting any additional harm over and above the existing level of amenity. The proposal is therefore compliant with Policies CP1 and CP3 of the Core Strategy.

Highway Access and Parking Provision:

Following the submission of revised plans which confirmed that the proposed part two storey extension would not encroach the site's boundary with the adjoining highway verge (Bay Close), the Council's Highways Officer has raised no objection to the proposal. However, they have requested the submission of a revised parking plan as it appears that 1 of the 3no. proposed parking spaces could block the front door, and a third parking space is not required in this instance. As no extension to the existing front drive is proposed under this application, and the site can already accommodate off-road parking provision for two vehicles, it is not considered necessary to request the submission of a revised plan for the assessment of this application in this instance.

Subject to conditions, the application is acceptable and is 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, 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:	2 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	1 August 2025