

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251727
Site Address:	138 Church Road, Earley, Wokingham, RG6 1HR
Expiry Date:	6 February 2026
Site Visit Date:	27/10/2025
Proposal: Householder application for the proposed erection of two-storey front extension, including porch creation, first-floor side extension, part two-storey with balcony, part single-storey rear extension following demolition of existing orangery, loft extension with 2no. dormers providing 2no. habitable accommodation and conversion of garage 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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

Application No.	Description	Decision & Date
040536	Proposed formation of new vehicular access to dwelling.	Approved, 27/01/2005

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received.
WBC Highways – No objections, subject to conditions.
WBC CIL – The proposal would not be CIL liable.
WBC Ecology – No objections.

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council - no objections, subject to conditions requiring: - The annexe to remain ancillary to the main dwelling and not be used, sold or sub-let as a separate dwelling. - Submission and implementation of approved privacy screening to the first-floor rear balcony.
Ward Member(s)	No comments received.
Neighbours	32 Easby Way: - Requests that the applicant demonstrate there is no overlooking of neighbouring properties from the proposed first floor walk-out balcony. The ACER The Whitegates Residents Association: - The proposed two-storey rear extension represents a significant increase in bulk and would appear overbearing when viewed from No. 136. - The relationship to neighbouring properties has not been adequately demonstrated, particularly in respect of 45-degree sightlines from habitable room windows

	at No. 136. • The two-storey extensions are not sufficiently subservient to the host dwelling, as the rooflines are not set below that of the main house, resulting in a visually dominant form. • The proposed first-floor rear balcony and roof platform would allow clear and unobstructed overlooking into neighbouring gardens. Access to the roof for recreational purposes is therefore unacceptable. • Overlooking impacts would be exacerbated by the proposed rear dormer windows serving third-floor accommodation. • The ground floor seventh bedroom is considered by ACER to function as annexe accommodation. • The provision of only four parking spaces is considered insufficient, with ACER stating that at least one parking space per bedroom would be necessary to avoid on-street and verge parking.
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APPRAISAL

Site Description:

The application site relates to a two storey, detached house located in an established residential area that is characterised by detached properties that vary in style and architecture.

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:

Church Road is characterised predominantly by two-storey detached dwellings arranged in a linear pattern. The properties display a variety of architectural styles, designs and built forms, resulting in a clearly mixed character along the street.

The proposed part single, part two-storey side extension would incorporate a matching hipped roof and would be set back from the principal front elevation to ensure it remains subservient to the host dwelling. A minimum 1 metre separation from the northern side boundary would be retained, helping to preserve the characteristic “green gap” along Church Road. As such, this element of the proposal would not adversely affect the character of the area.

Similarly, the proposed first-floor side/rear extension would feature a matching hipped roof and would be modest in scale and size. Its design and proportions would integrate well with the existing dwelling and would not result in harm to the character or appearance of the surrounding area.

The proposal involves the removal of the existing garage door and replacing this with a set of window's on the front elevation. The proposed windows reflect the design and proportions of the existing fenestration which would preserve the character of the existing dwelling and overall, would be a modest form of development that would not have an adverse impact on the character of the area.

The proposal also includes a two-storey front porch extension. While the Council's Borough Design Guide SPD generally advises against two-storey high front extensions, in this instance the projection would be limited, set well back from the highway, and remain clearly subservient to the main dwelling by being set down from the main ridge height. Given the mixed character of the area and the presence of comparable built forms nearby, the extension would not appear dominant or out of keeping with the street scene.

The proposed single-storey rear extension would project approximately 5.8 metres from the rear elevation and incorporate a flat roof. As this element would not be visible from the public realm, it would not adversely impact the character or appearance of the area.

The proposed dormer windows would be set down from the main ridge and inset from the eaves of the host property, ensuring they remain subordinate in scale and appearance. They would not be visible from the street scene and would therefore not harm the character of the area.

Neighbouring Amenity:**Overlooking:**

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

The proposed rooflight on the north-facing roof slope, which would serve a bathroom,

is unlikely to give rise to overlooking concerns due to its sloping orientation. However, in the absence of submitted sectional drawings, it is recommended that the rooflight be conditioned to be obscure glazed and fixed shut below 1.7 metres above floor level, in order to minimise any potential overlooking of the rear garden and patio areas of no. 140 Church Road.

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement, there are no properties to the immediate rear of dwelling that would be overlooked.

Concerns have been raised by the ACER Whitegates Residents Association noting that the proposed rear dormers would give rise to overlooking. In suburban areas with linear layouts, a degree of mutual and oblique overlooking between rear gardens is common and generally accepted. Rear-facing dormer windows are typical in such contexts and do not, in themselves, result in unacceptable impacts on residential amenity. In this case, the proposed dormer windows would face the host property's rear garden, with any views towards neighbouring private amenity being oblique rather than direct. Such angled views require deliberate positioning and are considered part of the normal relationship between residential properties and therefore would not result in an unacceptable overlooking or loss of privacy impacts.

Rear Balcony – Following concerns regarding overlooking from the proposed rear platform balcony, amended elevations were submitted on 26/01/2026 showing the installation of 1.8 metre high privacy screens on either side of the balcony. A condition will be attached to any approval to ensure compliance.

Loss of Light and Overbearing:

The BRE Site Layout Planning for Daylight and Sunlight (BRE SLPDS) provides guidance for assessing potential loss of light and acceptable levels of reduction. In this instance, the agent has demonstrated, using the 45-degree line method, that the nearest ground floor habitable windows on the rear elevation of no.136 remain clear of the 45-degree line. Therefore, the proposed development would not result in an unacceptable loss of light.

Regarding overbearing, the proposed extensions are appropriately positioned. The two-storey elements maintain a 1 metre gap from the side boundaries and do not project beyond the rear walls along either boundary. The projecting elements are limited to modest single-storey extensions. As such, the proposals would not result in overbearing impacts or a sense of enclosure.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the four off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Ecology:

The site is located in habitat which matches where bat roosts have previously been

found in the borough.

The submitted Bat Scoping Survey (Crossman Associates, September 2025, Ref: L1147.010) identified no evidence of bats during the internal or external inspection of the property and concluded that the potential for roosting bats is negligible. On this basis, the proposed development is unlikely to adversely affect roosting bats or other protected species. The Council's Ecology Officer has reviewed the report and concurs with its conclusions.

Other matters:

Concerns were raised that the converted garage could result in the creation of a self-contained annexe, as it includes a lounge, bedroom, bathroom and a separate front entrance. However, following the submission of amended ground floor plans received on 06/02/2026, the annexe area is now shown to be functionally linked to the main dwelling via an internal door connecting to the dining/reception room.

Furthermore, the proposed annexe would not be excessive in size, would share the rear garden with the main dwelling, and would not include kitchen facilities. As such, it would retain an ancillary and subordinate relationship to the host dwellinghouse rather than forming an independent unit of accommodation.

Notwithstanding this, the creation of a self-contained unit of accommodation would be unacceptable. Therefore, should the application be recommended for approval, a condition would be imposed to ensure that the annexe remains ancillary to the main dwellinghouse and is not used, sold or sub-let as a separate residential unit.

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
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Recommendation:	Approval
Date:	2 January 2026
Earliest date for decision:	31 October 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.02.2026