

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	260711
Site Address:	433 Wokingham Road, Earley, Wokingham, RG6 7EL
Expiry Date:	21 May 2026
Site Visit Date:	1 st April 2026
Proposal: Householder application for proposed erection of a two-storey front extension, a part single part two storey rear extension with rooflights, garage conversion into habitable accommodation, roof alterations and height increases, plus an ancillary outbuilding.	

PLANNING CONSTRAINTS

Major Development Location – Earley
Green Risk Zone – Great Crested Newts
Green Route – Wokingham Road

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 CP7 – Biodiversity 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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage FD3 – River corridors and watercourses NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows

	NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
232247	Householder application for the proposed erection of two storey side extension, plus external render.	Approved 08/11/2023

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information (see main body of report)
WBC Landscape and Trees – No objections subject to condition(s)
WBC CIL – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consists of a two-storey detached dwelling located on Wokingham Road, Earley.

Proposal Description:

This application seeks approval for the proposed erection of a two-storey front extension, a part single part two storey rear extension with rooflights, garage conversion into habitable accommodation, roof alterations and height increases, plus an incidental outbuilding to provide facilities for accessibility and care needs.

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:

The roof alterations proposed would create one coherent hipped roof form, increasing the ridge height of the property from 7.95 metres to approximately 8.25 metres. The visual coherence of the roof form is considered a positive of the scheme, and the ridge height proposed remains commensurate with neighbouring properties. Overall, this element of the proposals would be acceptable.

The front extension would replace the existing single storey porch, adopting the gable roof of the original porch. It would have a large windows and the roof would be set down from the main ridge line and would protrude approximately 0.5 metres further from the frontage compared to the original porch. Overall, this addition to the front elevation would have a negligible visual impact on the character of the area as the dwelling is well set back from the road frontage, combined with the modest depth of the extension. It would also acceptably maintain the established building line along Wokingham Road.

The two-storey element of the rear extension proposed would continue the ridge and eaves height of the altered hipped roof for, protruding approximately 2.5 metres from the original rear building line. Whilst it is generally encouraged that two storey extensions are set down from the ridge line of host dwellings, in this instance the extension is proportionate in scale to the main dwelling and the wider area. The majority of the extension would be obscured from public viewpoints and overall, it would have an acceptable impact on the character of the area.

The single storey element of the rear extension would have a mono-pitch roof form and would protrude a further 3.7 metres from the two-storey element proposed. Its modest depth and single storey form, combined with its minimal visibility from the public realm, results in the conclusion that it would have an acceptable impact on the character of the area.

The proposed garage conversion would be to the rear of the property and would not be visible from the public realm. The minimal visual alterations would have no discernible impact on the character of the area.

The proposed outbuilding would have an L-shaped footprint with a traditional gable roof form. It would be sited in the north-eastern corner of the rear garden, maintaining separation distances of at least 1 metre from each respective rear/side boundary. Its overall height/form is modest and would be largely screened from the majority of public viewpoints. Overall, the outbuilding would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The additional first floor rear windows proposed would maintain a back to flank distance of approximately 20 metres from the side elevation of no.29 Little Horse Close to the north. This exceeds the minimum distance required by the Borough Design Guide (section R16) by a total of 8 metres, which indicates no unacceptable overlooking concerns.

Similarly, the second floor rooflights maintain a back to flank distance of approximately 23 metres from the side elevation of no.29 Little Horse Close to the north. The minimum distance above two storeys is 15 metres, which is far exceeded in this instance.

The additional window on the dwelling's frontage results in no additional overlooking impacts.

Several first and second floor side windows and rooflights are proposed. The majority of their outlooks would provide views (albeit slightly skewed) of the neighbouring properties' side elevations and rear gardens. As such, these will be conditioned to remain obscured/limited in opening height to protect the amenities of the adjoining land users.

Loss of Light and Overbearing:

Despite a large increase in development footprint, the rear extensions proposed would not adversely harm no.431's side or rear elevations due the substantial separation distances proposed (approximately 4 metres between the side elevation of no.431 and the rear extension).

Further to the above, the rear outbuilding would retain a 1 metre separation distance from the side boundary shared with no.431's rear garden. Combined with its modest single storey form, there are no concerns on these grounds.

Turning to the impact onto no.435 Wokingham Road, there would be a minor loss of light to its rear elevation as a result of the two storey rear extension but due to the fact the fenestration on no.435's side elevation is substantially set in from its blank side elevation, there are no anticipated adverse impacts on their occupiers' amenities.

Highway Access and Parking Provision:

Parking and Access:

WBC Highways have requested a revised plan indicating three parking spaces since the parking plan submitted only indicates two. It is unclear why this was requested, as WBC Highways outline that they are confident three spaces can be accommodated on the existing driveway whilst utilising the existing access.

As such, the LPA are satisfied that the proposals would not result in any parking provision or highway safety concerns.

Outbuilding:

WBC Highways raise no objections to the outbuilding providing a condition is imposed, ensuring the outbuilding operates on an incidental basis with the host dwelling and is not sold/sub-let as a separate dwelling.

Amenity Space:

Whilst the proposals would substantially increase the footprint of the dwelling, it is considered that there would be sufficient rear amenity space remaining to serve the occupants of the host dwelling since it would retain a depth of at least 15 metres.

Flooding and Drainage:

The site is located within Flood Zone 1 and is at low risk of surface water flooding. It is therefore acceptable in terms of its impact on surface water and fluvial flooding potential in its locale.

Landscape and Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

Wokingham Road has been designated as a Green Route Enhancement Area. According to the Local Plan, Green Route Enhancement Areas are stretches of road that have the potential to be green routes, particularly sections running between existing green routes.

WBC Landscape and Trees have highlighted that the hedgerows that used to exist on the site's frontage (prior to the submission of this application) were removed (see below).



The Landscape and Trees Officer has raised concerns with their removal and have requested a landscaping condition to ensure they are replaced. The LPA however consider this request onerous since the removal of the hedgerows and trees (which were unprotected and did not require permission for removal) are not technically relevant to the determination of this application, since their removal pre-dates this application. As such, the proposed condition fails the six tests of planning conditions, namely:

- The condition is not necessary to make the scheme acceptable.

- The condition is not relevant to the development to be permitted.
- As a result of the above, the condition is not considered reasonable in all other respects.

Besides the matters above, there are no further arboricultural or landscape character concerns related to this development.

Ecology:

Due to the site's location, there are no ecological concerns associated with the development.

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 Public Sector Equality Duty under section 149 of the Equality Act 2010. The protected characteristics include age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, and marriage and civil partnership.

The applicant has submitted evidence indicating that a disabled family member lives at the property, which has been taken into account in the assessment of the proposal. Officers have had regard to the potential needs and experiences of persons with protected characteristics in the determination of this application. It is considered that the proposed development would not give rise to any disproportionate or unjustified adverse impacts on persons with protected characteristics and is therefore compliant with the Council's equality obligations.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval
Date:	24 April 2026
Earliest date for decision:	16 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	24 April 2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant