

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252095
Site Address:	74 Church Road, Earley, Wokingham, RG6 1HU
Expiry Date:	29 October 2025
Site Visit Date:	26 September 2025
Proposal: Householder application for the proposed erection of a two-storey side extension; the replacement of all existing fenestration; alterations to external finishes, and installation of rooflights to facilitate loft conversion.	

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
222926	Householder application for the proposed two storey side extension, conversion of garage to habitable accommodation, single storey front extension, installation of roof lights to facilitate loft conversion to habitable space and changes to fenestration	Approved 14/12/22

CONSULTATION RESPONSES	
Internal	
WBC Highways: No objection subject to conditions	
WBC CIL: CIL Lieable	
External	
None consulted	

REPRESENTATIONS	
Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	72 Church Road: Overbearing and loss of light to stairwell,

	ground floor front habitable room window and front garden. Officer response: Addressed in neighbouring impact section of report. Right to light is a civil matter.
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APPRAISAL

Site Description: Two storey detached dwelling.

The proposal is similar to the permission approved under 222926 with some design and fenestration differences.

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 Borough Design Guide states that *“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”*.

The proposed two storey side extension would have a traditional hipped roof form and would comply with the Borough Design Guide in that it would be set down from the ridge height of the host dwelling and set back from the principal building line of the dwelling and 1m from the boundary plot. The extension would be a proportionate and subservient addition to the dwelling and would not adversely impact the character of the area.

The rooflights proposed would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking: The BDG minimum back to flank separation distance is 15m. The back of no.74 to the flank wall of 123 Woodlands Avenue is approx. 14.3m, which falls short of guidance. However, the subtext for page 47 of the Borough Design Guide states “character and context will also be relevant to the approach in any specific case”. This is acknowledged, and in this instance the arc of outlook from the second storey fenestration would be no greater than that of the first-floor rear fenestration that exists currently due to the rooflight’s angled design.

The ground floor side and rear openings would be screened by the existing boundary treatments, thus no overlooking concerns.

Both first floor rear en-suite windows part of the side extension would be obscured glazed, thus no overlooking concerns.

Overbearing: The proposed extension would be set forward of no.72 front building line by approx. 2.30m.

There would be an approx. 2m separation distance from flank to flank wall from no.74 to no.72.

The proposed side extension would retain an approximate 1 metre separation distance from the site boundary shared with no.72 Church Road. This is compliant with figure 4.25 of the Borough Design Guide which states that a minimum of a 1 metre separation distance should be retained between a flank wall and the boundary to “*maintain privacy and limit sense of enclosure*”, thus complying with such guidance and considered not to be overbearing.

The ground floor extension goes no further forward than the existing front elevation. The first floor is set back by from the front elevation by approx. 2m. As such, the situation isn't changing with the proposed elevation. The ridge of the extension roof is significantly lower than the existing property, ensuring its subservience. The proposed a hip roof reduces the feel of bulk and to tie in with the existing property. The ridge of the proposal appears to be in line with the ridge of the neighbours property, so it won't be hugely out of line with the existing context.

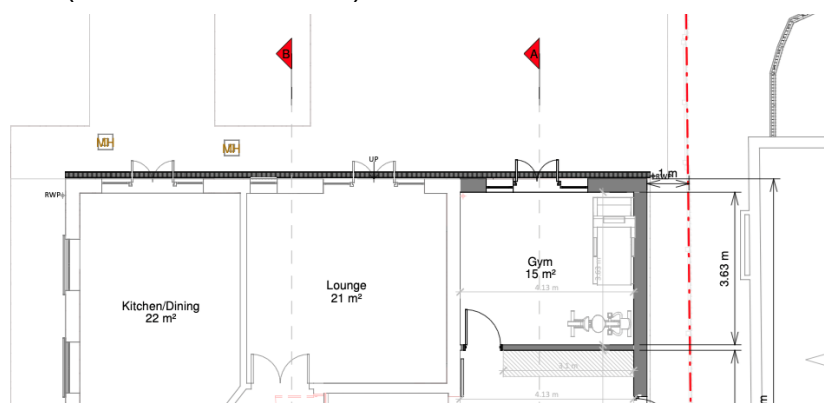
The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Loss of Light: The window closest to and affected by the development would serve a stairwell, which for the purposes of assessment is a non-habitable room. As the window serves a part of the house where occupants would not spend any considerable amount of time therefore there is no concern regarding loss of light to this window.

The stairwell window of no.72 is located on the northern elevation of the dwelling. Due to the orientation of the site and the path of the sun, there would be no direct adverse loss of light to the window.

The second window on the flank wall of no.72, while to a habitable room, is a secondary window. As before, the outlook to this window won't change - it will remain facing a brick flank elevation. There is a much larger dormer window to the rear, which provides adequate outlook and light.

The closest ground floor window to the front would serve as a bedroom. When a 45° line is drawn from the centre of front window, it would be marginally breached as a result of the extension (see blue dotted line).



The 45° degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is considered minimal and only a limited amount of light would be lost to the window of the ground floor bedroom. Whilst it's acknowledged some loss of light will occur. It's considered not to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light. Furthermore, the sun path diagram does show that there is limited impact.

The front garden for no.72 is mainly used as a driveway and the outlook is onto the public street, thus no concern.

Highway Access and Parking Provision: The proposal will result in additional habitable rooms. A replacement garage is proposed. This will be larger than the existing garage and exceeds the minimum internal dimensions for parking. Highways consider this to represent an improvement in respect of parking provision.

Although the submitted drawing indicates one parking space, the existing driveway will still be able to provide at least two parking spaces in addition to the garage. It is considered acceptable for parking spaces to be in front of the garage for a single private dwelling arrangement.

There is an existing storage shed, and this would be suitable for cycle storage which help ensure the garage is kept free for parking of vehicles only. A condition is recommended to ensure this.

Amenity Space: The proposals would not adversely impact the rear amenity space of the dwelling.

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 proposed development will be liable for CIL based on the measurements of the Floorplans: B153500-1100 REV A, B153500-3000 REV A & B153500-3100 REV B.

Please note that any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link: <https://pfi.exacom.co.uk/wokingham/cilforms.php>

Should you have any queries regarding CIL, please contact:
Developer.contributions@wokingham.gov.uk

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:	3 November 2025
Earliest date for decision:	25 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	5 November 2025

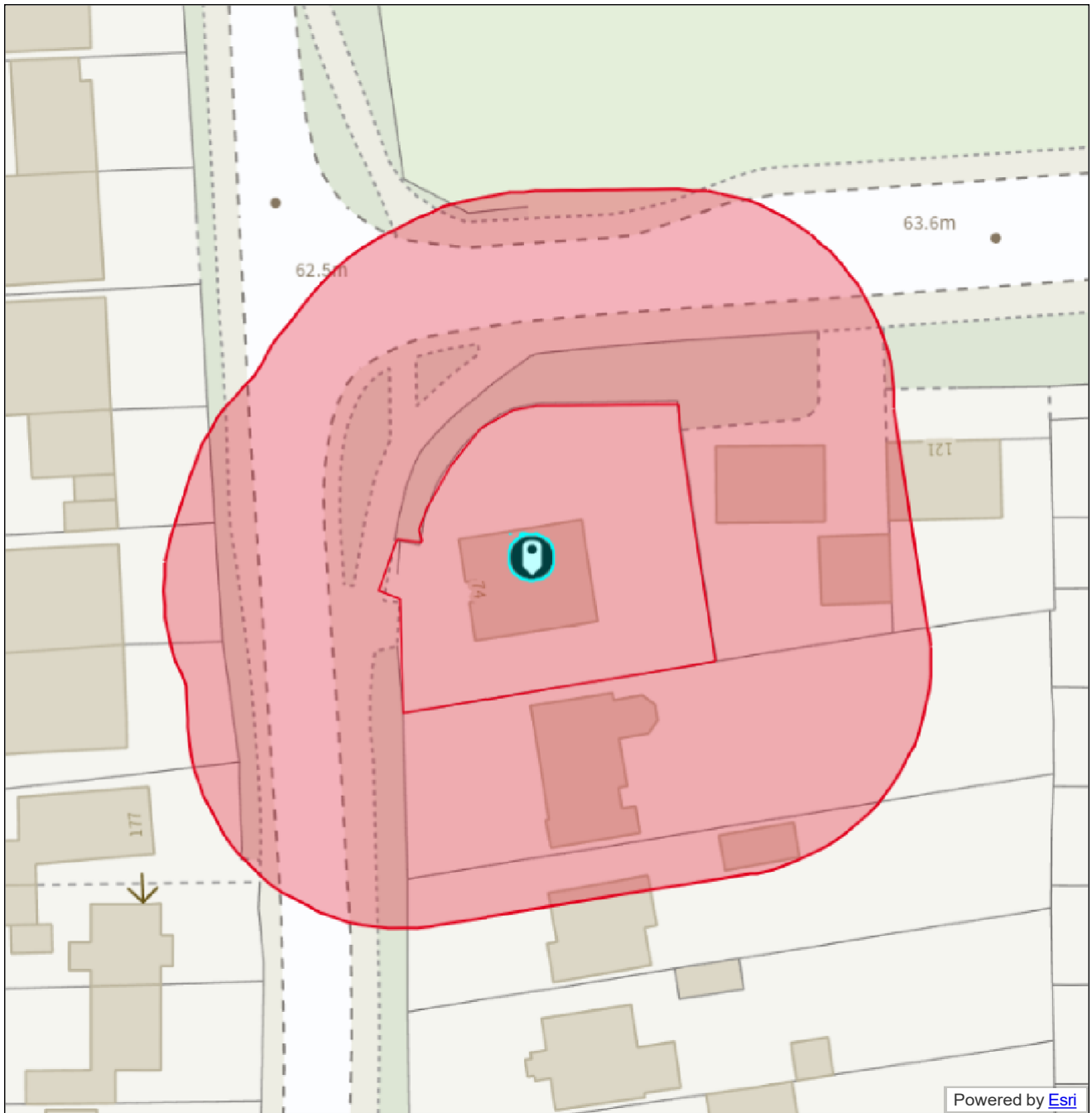
Constraints

Near Me Report

Area of Interest (AOI) Information

Area: 3,970.78 m²

Date: Thu Sep 04 2025 10:48:40 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Site Allocation | Total count: 1

#	FEATURE_TYPE	NAME
1	Allocated Housing Development	University of Reading (Bulmershe Campus), Woodlands Avenue, Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=&location=473915,172259%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0003-1951	Area	Confirmed

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m