

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251058
Site Address:	5 Elm Lane, Earley, Wokingham, RG6 5UE
Expiry Date:	3 July 2025
Site Visit Date:	27 June 2025
Proposal: Householder application for the proposed erection of a two-story rear extension, following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment
SSSI Impact Risk Zones

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 CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements

Borough Local Plan Update (LPU)	NE5 – Landscape and design DH1 – Place making and quality design
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
08942	Garage and store	Approved 26/09/1978
980259	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory	Approved 09/02/1999
242600	Application for a certificate of lawfulness for the proposed hip to gable 2no loft extensions to facilitate loft conversion and installation of roof lights.	Approved 06/12/2024

CONSULTATION RESPONSES
Internal
WBC Highways – No objection
External
None

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received
Neighbours	Two neighbours have commented on this application and have raised the following points: - It is unclear which elevations should accompany the application. <i>Officer comments: The correct elevations are displayed on the public website.</i> - The toilet in the loft should be obscure glazed to avoid any overlooking. <i>Officer comments: Overlooking concerns will be addressed within the 'Neighbouring Amenity' section of the main report.</i> - A plastic sheet or tarp should be around the scaffolding during construction to prevent risk to neighbours. <i>Officer comments: This is not a material planning concern. Health & Safety measures during construction phase is a matter for the developer, see https://www.hse.gov.uk/pubns/books/hsg150.htm</i>

APPRAISAL

Description of Development:

This application seeks permission to erect a two-storey rear extension to extend the kitchen and living area at ground floor level and to extend two of the bedrooms at first floor level. The rear extension will also allow the loft space to be extended to provide an additional bedroom in the loft space.

The conversion of loft space was approved under application 242600 (refer to site history above).

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 proposed two storey rear extension would have a gable end projection, and it extends approximately 3 metres from the rear of the dwelling. The proposed extension is to the rear of the dwelling where it would not be visible from the public realm, and with the proposed brickwork to match that of the existing dwelling, it is deemed that the extension poses no harm to the character of the area.

Neighbouring Amenity:

The proposed two storey rear extension is set 0.6 metres from the boundary with the neighbouring property no. 3. Whilst the extension is set close to the boundary, it is aligned with the side parking area and access to the garage of no. 3, and therefore it is not deemed that this would have a significant overbearing impact upon the neighbouring dwelling. With regards to loss of light, the two-storey extension does not extend beyond the single storey rear element of the neighbouring property, and it would also comply with the 45-degree loss of light test when considering the first-floor rear windows on no. 3. Therefore, it is not considered that the extension would cause a significant loss of light.

With regards to overlooking, two new first floor side windows and a second floor side window are proposed to serve new bathrooms. These windows have been indicated as being fitted with obscure glass on the submitted proposed elevations and a condition is recommended to secure this. With the windows being fitted with obscure glass and being non-opening below a height of 1.7 metres above the finished floor level, it is not considered that the windows present any significant overlooking concerns.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Highway Access and Parking Provision:

The Council's Highways Officer is satisfied that there is existing parking for several vehicles and that this would continue to meet WBC parking standards, and therefore the parking area is considered acceptable to serve the development.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	3 July 2025
Earliest date for decision:	28 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	03/07/25