

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252102
Site Address:	112 Silverdale Road, Earley, Wokingham, RG6 7LU
Expiry Date:	11 December 2025
Site Visit Date:	1 December 2025
Proposal: Householder application for the proposed alteration to the front porch roof.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley
Bat Roost Suitability Habitat

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application Number	Description	Decision Date	Decision
142967	Application for the prior approval of the erection of a single storey rear extension across the width of the original house which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for	18/02/2014	Replied

	which the height of the eaves would be 3m.		
190048	Householder application for the proposed erection of a single storey side/rear extension with 2no roof lights, conversion of existing loft space to additional habitable accommodation, to include a rear dormer extension and roof light.	01/03/2019	Approved
192258	Application for a Non-material Amendment to planning consent 190048 (01/03/2019) for a change to fenestration side elevation	06/09/2019	Approved
221380	Householder application for the proposed erection of a raised decking platform to incorporate metal railings, 2no privacy screens and access steps to the rear of the property. (part retrospective)	21/07/2022	Refused
221381	Householder application for the proposed levelling of the garden (retrospective).	08/08/2022	Refused
222981	Householder application for the proposed single storey side extension and single storey rear extension (including 2 no. rooflights) and raising of land beneath(retrospective).	20/12/2022	Refused
230500	Householder application for the re-levelling of the rear garden (Retrospective).	01/06/2023	Approved
222981	Householder application for the proposed single storey side extension and single storey rear extension (including 2 no. rooflights) and raising of land beneath(retrospective).	20/12/22	Refused
242021	Householder application for the installation of decking to incorporate metal railings and access steps to the rear of the property. (Retrospective)	01/10/2024	Approved
252101	Application for a certificate of lawfulness for the proposed development of single-storey garden outbuilding	28/10/2025	Approved

CONSULTATION RESPONSES

Internal

WBC Highways – No Comment
WBC Landscape and Trees – No Objection
WBC Ecology – No Comment

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	One Comment received: There are no specific objections to this planning application. However, I would just like to make sure that there will be adequate guttering to cope with the rainwater running off the pitch roof and that it does not spill onto the driveway and puddle on the drive of 110 as it does at present. Also is there a clearer explanation of roof lights as they do not appear to be mentioned on the plan. <i>Officer comment: Drainage of rainwater from the pitch roof and guttering is covered by Building Regulations and Building Control is a separate process from planning. The proposal does not include the addition of rooflights.</i>

APPRAISAL

Site Description: A 1950's semi-detached house in the residential area of Earley. The front garden has been laid to hardstanding for off street parking and is open plan.

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.

Proposal: The proposal is for a sloping front porch roof approximately 7.6m in width, 3.7m in height to the top of the pitch and 2.4m to the top of the eaves.

Procedural Matters

A revised site plan was received by the Council on 9th December 2025, and after the consultation date had ended. However, the revised site plan showed a minor amendment to remove an outbuilding at the rear and show the proposed development in red. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires

developments to maintain or enhance the high quality of the environment.

The street scene is a residential road of semi-detached houses, similar in age and of varying designs. There are examples of front porches with sloping roofs at no's 108 and 110 Silverdale Road. The maximum eaves height and ridge height would be less than the main roof and it would not extend forward of the principal elevation. Therefore, the proposal would not disrupt the building line or gaps between the street frontages and would not harm the character of the area.

Overall, the proposal would comply with Policies CP1 and CP3 of the Core Strategy in relation to the character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The proposal would not cause harm to neighbour amenity in terms of overlooking, loss of Light or overbearing.

Therefore, it would not cause harm to neighbour amenity and would comply with Policy CP3.

Highway Access and Parking Provision: The proposals do not impact the access, parking or habitable space of the existing property. Therefore, no highways comment has been provided for this application.

Landscape and Trees: There are no tree or landscape objections to the proposal. However, the description includes the incorporation of two roof lights. These don't appear to be shown on the submitted drawing and will need to be for clarity.

Ecology: The application site is in an area suitable for bat roosting. However, given that the proposal does not involve modifications to the main roof of the dwelling, it would not be reasonable to request a bat survey in this instance. An informative will be added to the decision notice stating that:

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	Yes
Recommendation:	Approve
Date:	9 December 2025
Earliest date for decision:	13 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10/12/25