

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261636
Site Address:	24 Falstaff Avenue, Earley, Wokingham, RG6 5TQ
Expiry Date:	25 September 2026
Site Visit Date:	7 August 2026
Proposal: Householder application for the proposed erection of two-storey side extension, raising of roof, 1no. rear roof dormer with 3no. Juliet balconies, loft conversion, 4no. rooflights and changes to fenestration.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking 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 CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity 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
120767	Proposed erection of a two storey side and rear extension to dwelling, plus single storey front extension to form porch. Demolition of existing garage.	Approved 09/01/2013

251994	Householder application for the proposed erection of a rear orangery with glazed roof lantern.	Approved 27/01/2026
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC Ecology – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council have objected to this application for the following reasons: - The proposed gable elevations to the crown roof fail to maintain the character of the street scene and are of an inappropriate mass and built form. <i>Officer comments: This will be assessed within the 'Character of the Area' section of the main report below.</i> - The proposed gables will be overbearing and dominating to the adjoining properties to the detriment of neighbouring amenities. <i>Officer comments: This will be assessed within the 'Neighbouring Amenity' section of the main report below.</i>
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application asking if the applicant can provide justification for their design. <i>Officer comments: There is no such requirement for the application to provide justification for their design choice.</i>

APPRAISAL

Description of Development:

This application seeks planning permission for the erection of a two-storey side extension to provide storage at ground floor and an en-suite bathroom at first-floor level. A single storey rear extension to provide an orangery. Plus, the raising of the roof by 2.05 metres for a loft conversion that is also facilitated by a flat roof dormer on the rear elevation with 3no. Juliet balconies, and 4no. rooflights to the front elevation, the converted loft space would provide a bedroom, bathroom and games room.

Following the submission of this application, amended plans were received which revised the proposed roof design. The original crown roof form shown on the superseded drawings was removed and replaced with a more traditional pitched roof arrangement, and the application has been assessed on the basis of these amended plans.

The site also benefits from planning permission ref. 251994, which approved the erection of a single-storey rear orangery extension together with a small single-storey side extension. These previously approved elements are shown on the submitted plans for comparison purposes.

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 application site is located within an established residential area characterised by detached and semi-detached dwellings set within relatively spacious plots. Whilst there is variation in the age, architectural detailing and scale of individual properties, the area exhibits a cohesive suburban character, with the majority of dwellings incorporating traditional pitched roof forms, brick elevations and a generally consistent building line. The prevailing character is therefore not defined by uniformity of design, but by the common use of conventional domestic forms and proportions.

The proposal would result in a noticeable increase in the scale of the host dwelling through the erection of a two-storey side extension and the raising of the existing roof to facilitate additional accommodation within the roof space. Whilst the ridge would be increased by approximately 2.05 metres and the eaves raised by approximately 0.5 metres, the amended plans have introduced a steeper dual-pitched roof form in place of the previously proposed crown roof design. In the context of the surrounding area, this revision is considered to represent a significant improvement, as it better reflects the appearance of neighbouring dwellings and maintains the established rhythm and pattern of pitched roofs within the street scene.

Having regard to the site's prominent corner plot position, the revised pitched roof design and the generous plot size, it is not considered that the increased scale and massing would appear incongruous, dominant or visually intrusive within the street scene. Whilst the dwelling would become noticeably taller, the proposed roof form reflects the character of surrounding development and would remain consistent with the varied pattern of detached and semi-detached dwellings within the area. Accordingly, the proposal would preserve the character and appearance of both the host dwelling and the surrounding area and would comply with Policies CC03 and TB23 of the Wokingham Borough Local Plan.

Whilst the proposal would result in a noticeable increase in the scale of the dwelling through the raising of the roof and provision of additional accommodation within the roof space, the existing dwelling is characterised by a relatively shallow roof pitch when compared to many of the surrounding properties within the street scene. The amended plans replace the previously proposed crown roof with a steeper dual-pitched roof form which more closely reflects the roof profiles and proportions of neighbouring dwellings. As a result, whilst the dwelling would increase in height, the revised roof design would integrate more successfully with the established character of the area and maintain a consistent rhythm of pitched roof forms within the streetscape.

Although enlarged, the dwelling would continue to appear as a domestic building of a form and appearance consistent with the character of the area. The side extension would be integrated into the overall design of the property and would not erode the visual gap to such an extent that the dwelling would cease to read as a detached property. Furthermore, the use of materials to match the existing dwelling would ensure a cohesive appearance and reinforce the relationship between the original dwelling and the proposed additions.

The proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given the proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and the wider character of the area. Additionally, with the proposed materials to match those of the existing dwelling, any potential harm to the character of the area would be greatly limited.

Having regard to the varied pattern of development within Falstaff Avenue and the amended roof design now proposed, it is not considered that the increased scale and massing would appear incongruous, dominant or visually intrusive within the street scene. The replacement of the previously proposed crown roof with a steeper pitched roof results in a form of development that more closely reflects the roof profiles of neighbouring dwellings and better respects the established character of the area. Accordingly, the proposal is considered to preserve the character and appearance of both the host dwelling and the surrounding street scene and is therefore compliant with Policies CC03 and TB23 of the Wokingham Borough Local Plan, which seek to secure high-quality design that responds positively to local character and context.

Neighbouring Amenity:

The bulk of the proposed works for the two-storey side extension and raising of the roof is wholly aligned with both neighbouring properties and would not project forwards or backwards from neighbouring building lines. As such, it is not deemed that these proposed works would result in any impacts on neighbouring amenities in terms of overbearing or loss of light. In terms of overlooking, one window is proposed on the side elevation of the converted loft space, but this window is marked on the submitted plans as being obscure glazed and a condition is recommended to secure this. There are 3no. Juliet balconies proposed on the rear elevation, but it is deemed that these would have the same outlook as existing rear facing windows into the existing 26m rear garden, thus no concerns are raised with regards to these.

The proposed orangery would extend 3.45 metres from the rear wall and is single storey in nature, as such no concerns are raised with regards to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height should not exceed 3 metres when within 2 metres of a side boundary. Here the proposed extension is set right on the boundary, but an eaves height of 2.5 metres shows compliance with this guidance relating to overbearing.

Residential Amenity Space:

The proposed works pose no harm to the usability of the site's rear amenity space for current and future occupiers

Ecology:

The Council's Ecology Officer raises no objection subject to conditions, noting that the preliminary assessment identified evidence of bats and classified the property as having high bat-roost potential. Subsequent emergence surveys recorded very low activity and found no evidence that bats were currently roosting within the property, with the survey effort and methodology considered adequate. Nevertheless, precautionary mitigation and biodiversity enhancements are required to minimise the risk of disturbance during the works. The first condition secures a detailed bat mitigation and enhancement strategy, including ecological supervision, careful removal of roof tiles, two integral bat bricks and a post-completion implementation report. The second condition secures a wildlife-sensitive external lighting scheme which identifies sensitive areas for bats and birds and demonstrates that lighting would not disturb breeding or resting places, foraging areas or access routes.

Conclusion:

For the reasons stated 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 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.

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

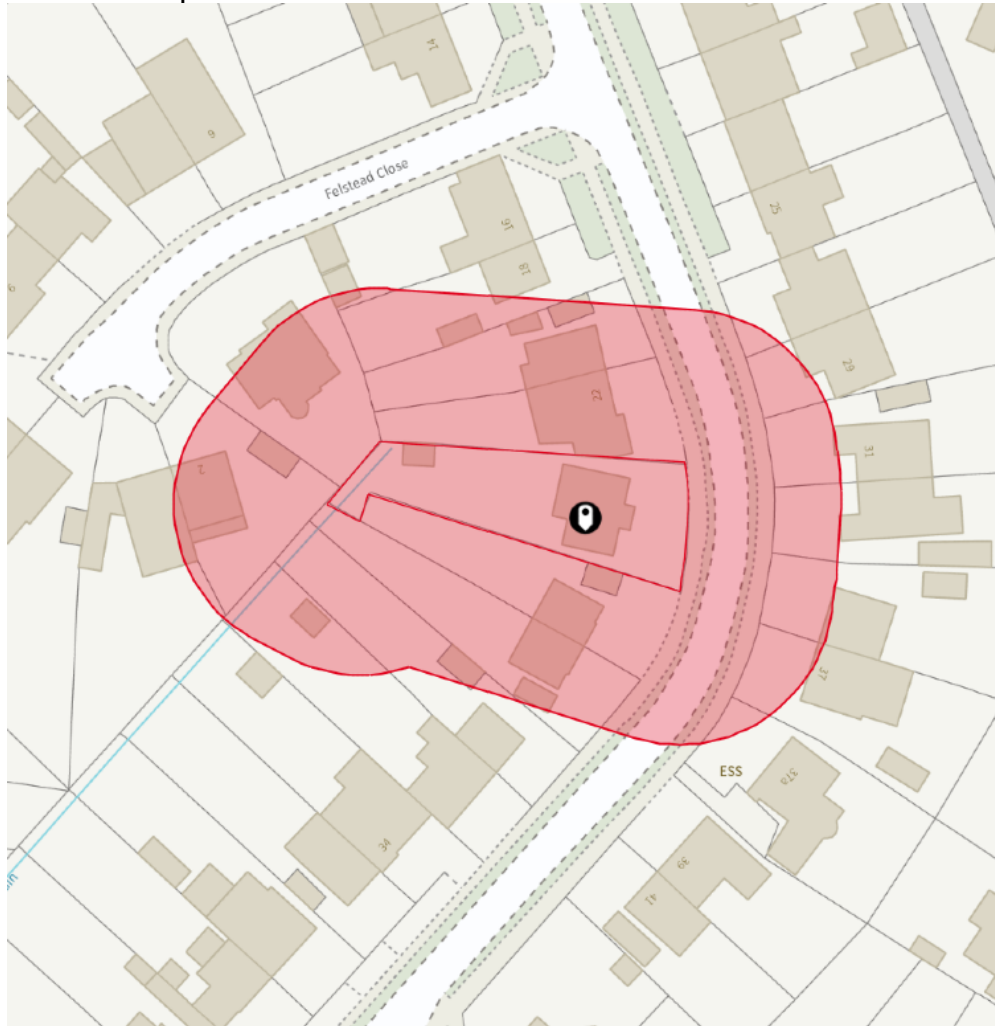
Conditions agreed:	Yes
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Recommendation:	Approve
Date:	22 September 2026
Earliest date for decision:	5 August 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	22 September 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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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

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

Water Network Watercourse Consultation Zone | Total count: 1

#	watercourseName	form
1	No data	inlandRiver

Annual likelihood of surface water flooding 1 in 1000 | Total count: 2

#	depth_band
1	<150mm
2	150-300mm

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	JY751	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	JY752	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=474433,171279%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

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

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Hillside Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m