

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260854
Site Address:	79 Skelmerdale Way, Earley, Wokingham, RG6 7YB
Expiry Date:	3 June 2026
Site Visit Date:	2 April 2026
Proposal: Householder application for the proposed garage conversion, erection of a single-storey front porch extension, erection of a single-storey rear extension incorporating roof lanterns, alterations to fenestration, and demolition of the existing conservatory (part retrospective).	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
060533	Proposed erection of a first floor side extension to dwelling and single storey rear conservatory.	Approved: August 2006

CONSULTATION RESPONSES	
Internal	
WBC CIL – No comments	
External	
None	

REPRESENTATIONS	
Earley Town Council	No objection subject to a condition that the materials used in the construction of the extensions match those used in the original building
Ward Member(s)	No comments received
Neighbours	Two letters received, raising concerns on the following grounds:

	- Highway safety and parking provision - Light pollution caused by rear roof lanterns - The visual appearance of the front extension - Impact on drainage infrastructure
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APPRAISAL

Context: The application site lies within an established residential area of Earley. Planning permission is sought for the erection of a single-storey front extension, a single-storey rear extension and the conversion of the existing garage.

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 development comprises a garage conversion, a modest rear extension, and the addition of a front porch/enlarged living area. Taken as a whole, these works are clearly secondary in scale and remain subservient to the host dwelling.

The front extension would provide a modest enhancement to the principal elevation, remaining proportionate to the dwelling and reflecting a form and scale consistent with similar alterations in the locality. Concerns have been raised by neighbouring residents regarding the colour of the brickwork used in this part-retrospective development. Whilst this variation is noted, it is not considered to justify the refusal of planning permission. The surrounding area already exhibits a degree of variation and personalisation through differing materials and finishes.

The rear extension would be positioned to the rear of the property, where it would not be visible within the wider street scene. Its limited scale and simple design would respect the established pattern of development in the area, where such additions are commonplace, and would integrate appropriately with the host dwelling.

Overall, the proposal would preserve the character and appearance of both the host dwelling and the surrounding residential area, in accordance with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The proposed rear extension would represent only a modest increase in scale when compared with the existing conservatory and would only slightly extend beyond the rear elevations of the adjacent properties. Accordingly, it would not result in any harm to the amenities of neighbouring occupiers when considering loss of light or overbearing impacts. Furthermore, as the proposal comprises ground-floor additions only, it would not give rise to overlooking impacts.

Concerns have also been raised by neighbouring residents regarding the potential impact of the rear extension on drainage infrastructure. Whilst these concerns are noted, such matters are more appropriately considered through Building Regulations. The application site lies within Flood Zone 1, which is at the lowest risk of flooding, and there is no evidence to indicate that the proposed development would give rise to drainage-related issues. Accordingly, no objection is raised in this regard.

Highway Access and Parking Provision: An objection has been received raising concerns regarding the level of parking provision available to the property following the loss of the garage space and the erection of the front extension. Whilst these concerns are acknowledged, the submitted plans demonstrate that parking provision for three vehicles can be accommodated on the existing driveway, which is considered sufficient. The additional parking provision would result in the loss of the lawned area currently situated to the front of the house. Whilst unfortunate, this would not justify withholding planning permission in this instance, as similar works have been taken place elsewhere in the vicinity, notably at No.77.

Conclusion: For all the above, the proposal is acceptable and the application is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	14 May 2026

Earliest date for decision:	7 May 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.05.2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Earley*
- *Bat Roost Habitat*