

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261582
Site Address:	192 Silverdale Road, Earley, Wokingham, RG6 7NB
Expiry Date:	8 September 2026
Site Visit Date:	20 July 2026
Proposal: Full application for the proposed sub-division of existing house into 2 no. dwellings, including demolition of existing conservatory.	

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) NPPF version published on 17 August 2026 National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
980239	Proposed First Floor Rear Extension To Dwelling.	Approve 19 th October 1998
171045	Householder application for a two storey side, first floor rear extension and raising of roof and conversion of remaining garage to habitable accommodation.	Approve 31 st May 2017

190726	Householder application for the raising of the land height at the side of the house with patio and brick retaining wall (Retrospective).	Approve 1 st May 2019
202751	Application for a lawful development certificate for a proposed change of use of the side extension to form a self contained dwelling.	Refuse 25 th November 2020

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received
WBC Drainage – No objection subject to conditions
WBC Highways – Requested further information
WBC Landscape and Trees - No objection subject to conditions
WBC CIL – No comments received
WBC Ecology Newts - No comments received
WBC Ecology – No objection subject to conditions
WBC Waste Services - No comments received
WBC Cleaner and Greener - No comments received

External

Thames Water Utilities Ltd - No comments received

REPRESENTATIONS

Parish/Town Council No objection raised.

Ward Member(s) No comments received.

Neighbours

Comment 1

- The one-bedroom dwelling's parking space could be reoriented perpendicular to Lakeside to improve access, with the garden adjusted accordingly.
Officer comment: Parking is addressed in the main report.

- The plans could not be opened and requests confirmation that the new dwelling complies with Policy TB07 and the nationally described space standard.
Officer comment: Internal space standards are addressed in the main report.

Comment 2

- The subdivision would overdevelop the corner plot, creating a cramped and urbanised layout with additional parking, hardstanding, access, storage, boundary treatments and domestic paraphernalia.
Officer comment: Impact of the proposal on character of the area is addressed in the main report.
- The submission does not adequately demonstrate usable

	and private amenity space, compliant parking dimensions and manoeuvring, appropriate occupancy and space standards, acoustic separation, sustainable construction, drainage, or protection of local character. <u>Officer comment:</u> <i>Impact of the proposal on character of the area, neighbour amenity, parking-space dimensions access arrangements, drainage, noise and space standards is addressed in the main report.</i> - Concern that the study in House 2 could function as an additional bedroom. <u>Officer comment:</u> <i>Internal space and occupancy are addressed under Housing Amenity. The acceptability of the study as a non-bedroom does not depend upon its label alone and is considered by reference to its size, layout and the overall occupancy of the dwelling.</i> - Requests refusal unless compliance with relevant national and local policies, including SPA mitigation through SANG and SAMM contributions, is satisfactorily demonstrated and secured. <u>Officer comment:</u> <i>The site is located outside the Thames Basin Heaths SPA, the proposal would not adversely affect the integrity of the SPA. Therefore, a SANG, SAMM contribution is not required. The application has been assessed against relevant national and local policies.</i>
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APPRAISAL

Site Description: The location is a residential road in Earley comprising semi detached houses of a similar age and varying architectural designs. The application site is a semi-detached house located on a corner plot at the junction of Silverdale Road and Lakeside. It has an attached double garage accessed via Lakeside. There are two paved hardstanding areas within the residential curtilage: one at the front facing Silverdale Road and one in front of the side boundary fence facing Lakeside.

The applicant previously sought pre-application advice (ref. 260918) for the proposed development and the proposed floor plans are comparable in both applications.

Principle of Development: The site is located within the settlement limits, where the principle of an additional dwelling is acceptable. This is subject to the proposal satisfying all relevant development plan policies and other material considerations, including character, residential amenity, highway safety, drainage, biodiversity and the requirements of the Habitats Regulations. 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 subdivision of the current semidetached dwelling at 192 Silverdale Road and the insertion of an additional entrance door on the side elevation facing Lakeside. The proposal would create a new end terrace house with the principal elevation facing Lakeside, and a mid-terrace at no. 192 Silverdale Road adjoining no 194 Silverdale Road.

Character of the Area: Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 and RD1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area and R11 requires a coherent street character, including in terms of scale, rhythm, proportion and height.

There are no other examples of semidetached dwellings within proximity of the application site that have been subdivided. Although the subdivision would introduce a second residential frontage, new garden division, parking, refuse storage and cycle storage, these features would be accommodated within the existing corner plot without constructing an additional dwelling or materially reducing the spacing between buildings. Subject to implementation of the approved boundary and landscaping details, the proposal would not appear cramped or disrupt the prevailing scale, rhythm or built form of Silverdale Road and Lakeside.

The proposal is supported by Policy L2 of the NPPF, which encourages the creation of additional homes within settlements through sensitive redevelopment or additional development within existing plots. The scheme would deliver an additional dwelling while having minimal impact on the character and appearance of the area and surrounding street scene.

Therefore, there would not be any significant visual harm to the immediate street scene or character of the wider area.

Housing Amenity: Internal amenity: Policy TB07 of the MDD and R17 of the SPD require adequate internal space to ensure the layout and size achieve good internal amenity. The *Technical housing standards – nationally described space standard Published 27 March 2015* states:

1. A dwelling with 2 or more bedspaces must have at least 1 double (or twin) bedroom.
2. To provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
3. To provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
4. 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

Assessment

Unit	Bedrooms	Occupancy	Area	Required	Complies
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1	3	4	112m ²	102m ²	Yes
2	1	2	62m ²	58m ²	Yes

The applicant has confirmed that the occupancy for Unit 1 would be 4. Having regard to the dimensions of the bedrooms and the resulting bedspace capacity shown on the approved plan, Unit 1 has been assessed as a three-bedroom, four-person dwelling. Its gross internal floor area and bedroom dimensions comply with the corresponding nationally described space standard. The 6.5 m² study would not meet the minimum floorspace requirement for a single bedroom that must have a floor area of at least 7.5m² and has therefore not been treated as an additional bedroom.

The applicant has confirmed that the occupancy for Unit 2 would be 2. Based on the national technical housing standards, Unit 2 one has sufficient space for 2 people occupying 1 no. double bedroom.

R18 of the SPD requires new dwellings to receive sufficient sunlight and daylight and to provide a reasonable outlook, preferably with dual aspect and a southern orientation. In this case, both dwellings would have a dual aspect outlook, and no changes are proposed to the position of the windows.

External amenity: R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto. It should receive direct sunlight and be capable of accommodating play, clothes drying and storage. In this case, the rear garden to the 3-no. bedroom dwelling would be approximately 11m in length.

The approximately 9 m garden depth of the one-bedroom dwelling would fall below the 11 m guideline in R16 of the Borough Design Guide SPD. However, R16 is guidance rather than an absolute standard. The garden would provide approximately 45m² of private amenity space, excluding the refuse and cycle-storage areas. Its width, shape and relationship with the dwelling would provide a useable sitting-out and clothes-drying area notwithstanding the shortfall against the 11-metre guideline. Limited weight is therefore attributed to this departure, and the garden would provide an acceptable standard of amenity for the intended one-bedroom dwelling.

The subdivision would also introduce a separate residential frontage and entrance onto Lakeside, together with defined garden areas, parking, cycle storage, refuse storage and boundary treatment. Having regard to the corner-plot context and the existing accesses and hardstanding, these elements would not, subject to the landscaping and boundary details identified below, result in a cramped form of development or materially erode the prevailing character of the area.

Overall, both dwellings would provide an acceptable standard of internal and external residential amenity in accordance with Policies CP1, CP3 and TB07 and the relevant guidance in the Borough Design Guide SPD.

Neighbour 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 new NPPF continues to protect residential amenity through its design and place-making policies. In particular, the

policy equivalent to former paragraph 135(f) remains relevant, requiring development to create places with a high standard of amenity for existing and future users.

In this case, the proposal would create an additional household and associated domestic activity. However, given the established residential setting, the position of the entrances and windows, and the relationship with neighbouring properties, the resulting activity would not cause unacceptable noise, disturbance or loss of privacy. Therefore, there would be no unacceptable harm because of loss of privacy, loss of sunlight or overbearing appearance and the proposal complies with NPPF and Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer has requested further information should a planning application be submitted and commented:

Access: The proposed dwellings are to be accessed via the existing crossovers. The dropped kerb onto Silverdale Road provides access to the Primary Dwelling, and the dropped kerb on Lakeside provides access to the Secondary Dwelling, which are acceptable in principle. Any proposed changes to the access arrangement should be indicated on plans. This would also require separate consultation with WBC Traffic Management.

Officer comment: The applicant has confirmed that the access arrangements will not be altered which is acceptable.

Parking: In line with WBC Parking Standards, two car parking spaces are required for the Primary Dwelling, and one space is required for the Secondary Dwelling. Each parking space shall have minimum dimensions of 5.0m x 2.5m. While the applicant suggests that all the proposed parking spaces are retainment of existing provisions (with one existing space CP3 to be removed) and can be accessed via the existing dropped crossings, all parking spaces are marginally shorter than 5m.

The Highways Authority expects all proposed car parking to be provided in accordance with WBC's parking standards. Highways Authority also notes that the porch of the Primary Dwelling has been excluded from Drawing No. SR-06.

The applicant is required to provide an updated drawing including the porch; to demonstrate the proposed driveway remains suitable for two parking spaces. The applicant shall reconsider the orientation of the proposed parking, set back the building footprint and/or convert part of the proposed amenity area into hardstanding for parking provision(s) of suitable dimensions.

Officer comment: A revised parking plan was submitted (revised Block Plan SR-06R) showing the porch of the primary dwelling and two parking spaces for the primary dwelling and one space for the secondary dwelling. Each parking space has minimum dimensions of 5.0m x 2.5m which is acceptable. The car park for the secondary dwelling has been reoriented to measure 5m. The Highway Authority has not provided a further response. Nevertheless, the revised plan demonstrates three independently accessible spaces measuring 5 metres by 2.5 metres using the existing crossovers. On that evidence, the parking arrangement is considered

acceptable.

EV Charging Points: New dwellings are expected to be provided with a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). While the applicant has indicated one EV Charging Point for the Secondary Dwelling, the applicant should also provide EV charging for the Primary Dwelling and this has to be indicated on a plan.

Officer comment: The revised Block Plan SR-06R shows an additional EV Charging point for the Primary dwelling which is acceptable.

Cycle Parking: Cycle storage should be provided in accordance with WBC standards. The Primary Dwelling requires a cycle store with space for 3 cycles. The Secondary Dwelling requires a cycle store with space for 1 cycle. The applicant has indicated cycle stores for both dwellings on the plans. Given the Secondary Dwelling has an independent access into the garden, this is an adequate place to store cycles.

Refuse Collection Strategy: Kerbside collection is likely suitable for both dwellings, which is acceptable in principle.

Environmental Health: The Environmental Health Officer raises no objection and has commented: *“The nature and scale of the works are unlikely to result in any unacceptable impacts on environmental amenity or public health. It is advised to ensure that adequate sound insulation is provided between separate residential units, and that construction works are carried out using best practicable means to minimise noise and disturbance to neighbouring occupiers.”*

Boundary Treatments: R5 of the Borough Design Guide SPD requires a clear distinction between the public and private areas. R12 of the Borough Design Guide SPD states that boundary treatments contribute positively to the character of the area. The submitted Design and Access Statement states that there would be no change to the boundary treatment towards Lakeside or towards Silverdale Road on the driveways. The rear gardens would be separated by standard 1.8-metre-high fencing to match the existing fencing.

Waste Storage: Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste and recycling as well as provision for green waste and composting and an appropriate area for ease of collection. The submitted plan identifies bin storage for both dwellings. Each store is suitably sized, independently accessible and located within an acceptable carry distance of the collection point and would comply with Policy CC04.

Flooding and Drainage: The Drainage Officer raises no objection subject to condition as the submitted information does not confirm that the existing surface water drainage arrangements would remain unaffected.

Surface Water Drainage Condition: The development shall be carried out such that there is no increase in the total impermeable area of the site compared with the existing situation, unless otherwise agreed in writing by the Local Planning Authority. Existing surface water drainage arrangements shall be retained unless details of any

proposed alterations have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase surface water runoff or increase flood risk, in accordance with the National Planning Policy Framework and local planning policy.

Officer comment: The application site is in Flood Zone 1, the proposal will not increase the existing footprint of the dwelling and the additional hard surface to facilitate a patio at the rear of Unit 2 would measure approximately 5m². Therefore, due to the negligible increase in impermeable area proposed, it would not be reasonable to add a drainage condition should the application be approved.

Landscape and Trees: Subject to conditions, the Council's Tree and Landscape Officer has no objection and has commented: A block plan illustrating the locations of existing trees for retention has been submitted. (Ref: ArchDezine Ltd, SR-01, 23 June 2026) *The Design Statement describes information about the boundary treatment, patio, and planned removals of existing sheds and proposed cycle storage areas but this information should be included on a Landscape Plan. If the Council is minded to consent, then a landscape plan should be submitted and approved either before consent or by condition before the completion of the works. The Landscape Plan should include:*

- 5. Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule*
- 6. Hard landscaping changes such paths and patio within the side and rear garden and in the front garden, changes to the driveway and car parking area*
- 7. Retained and proposed perimeter boundary treatment in both the front, sides, and rear gardens and between rear gardens*

There are no protected trees on the Site, nevertheless retained trees must be safeguarded from damage during construction by temporary fencing -- such as simple chestnut pale fencing -- erected along the soft landscaping area and the driveway in the front garden amenity space and in the ground using the tree's canopy as a line in the rear garden for the tree in the rear garden of the 1-bed house. This fencing should remain in place during the time the development is being carried out. No construction materials are to be stored nor construction activities undertaken between the fence and the trees. Instead, the front driveways should be used as the staging area for construction works. A very simple site plan showing where this simple fencing will be located should be submitted as a simple tree protection plan.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Requested Conditions

- 1. Landscape Details (small site): Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.*

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

If any retained tree is removed, uprooted, destroyed or dies within five years of the commencement of development, it shall be replaced during the next available planting season with a tree of the same species and a size to be agreed in writing by the Local Planning Authority..

Officer comment: The external alterations are limited to the insertion of an entrance door on the side elevation of Unit 2 and the addition of a small patio at the rear of Unit 2. The submitted Landscape, Suds and Highways Plan SR06-R shows 3 no. existing trees to be retained. Acceptable details of the existing and proposed hard and soft landscaping are shown. Tree protection fencing to be used during building works is shown on the Landscape Plan SR-07. Therefore, it would not be proportionate to require this condition given that the applicant has agreed to a separate condition for the retention of existing trees.

Retention of trees and shrubs: No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If any retained tree is removed, uprooted, destroyed or dies within five years of the commencement of development, it shall be replaced during the next available planting season with a tree of the same species and a size to be agreed in writing by the Local Planning Authority.

Protection of trees: Before any demolition or construction works commence, the tree-protection measures shown on drawing SR-07 shall be installed in full. The approved measures shall be retained and maintained until all demolition and construction works have been completed, and no materials, machinery, excavated soil or construction activity shall be stored or undertaken within the protected areas.

Reason: To safeguard retained trees during construction in the interests of visual amenity and biodiversity, in accordance with Policies CP3 and CP7 of the Core Strategy and Policies CC03 and TB23 of the Managing Development Delivery Local Plan.

Ecology: Schedule 7A to the Town and Country Planning Act 1990 imposes a statutory biodiversity gain condition unless an applicable exemption applies. The Ecology Officer has commented that *“Provided the biodiversity habitats are protected and retained as shown in the Block Plan (Arc Denzine, Dwg SR-01, 23 June 2026) I am satisfied the development is exempt from statutory biodiversity net gain and there are no ecological objections.”*

Officer comment: The application was made before 6 August 2026 and therefore does

not benefit from the subsequently introduced exemption for development sites of 0.2 hectares or less. However, based on the submitted plans and the Ecology Officer's assessment, the development would impact less than 25 square metres of on-site habitat and no more than 5 metres of linear habitat. The development therefore falls within the statutory de minimis exemption and the biodiversity gain condition does not apply.

Requested Conditions

1. *No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.*

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Officer comment: This condition would mostly duplicate the Tree and Landscape condition that has been agreed with the applicant and ensures the protection of retained trees for a period of 5 years. No justification has been identified to extend the protection of retained trees for a period of 10 years and so this condition is not considered necessary.

2. *No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in full accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).*

No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local

planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policies CC03 and TB223.

Officer comment: The external alterations are limited to the insertion of an entrance door on the side elevation of Unit 2 and the addition of a small patio at the rear of Unit 2. The submitted Landscape, Suds and Highways Plan SR06-R shows 3 no. existing trees to be retained. Acceptable details of the existing and proposed hard and soft landscaping are shown. Tree protection fencing to be used during building works is shown on the Landscape Plan SR-07. Therefore, it would not be proportionate to require this condition.

Summary

The proposal would provide one additional dwelling within the settlement through the subdivision of an existing building. The limited external alterations would preserve the character of the area and neighbouring amenity, while the identified shortfall in garden depth would not result in an unacceptable standard of accommodation. Subject to the conditions set out above, the proposal accords with the development plan when read as a whole. No material considerations indicate that permission should be withheld.

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:	4 September 2026
Earliest date for decision:	7 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07/09/26