

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                                                                                                      |                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                                                                                                           | 260056                                           |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                 | 13 Chiltern Crescent, Earley, Wokingham, RG6 1AL |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                                                                                  | 13 March 2026                                    |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                                                                                                              | 23 January 2026                                  |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey rear extension, plus insertion of 2 no. sun tunnels in the existing single storey side roof and conversion of the garage to habitable accommodation with associated changes to fenestration. |                                                  |

### **PLANNING POLICY**

|                             |                                                                                                                                                                                             |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                       |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals                                                              |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC04 – Sustainable Design and Construction<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                             |

### **PLANNING HISTORY**

| Application No. | Description                                     | Decision & Date      |
|-----------------|-------------------------------------------------|----------------------|
| 141176          | Proposed first floor side extension to dwelling | Approved<br>29/05/14 |

### **CONSULTATION RESPONSES**

|                            |
|----------------------------|
| <b>Internal</b>            |
| WBC Drainage: No objection |
| <b>External</b>            |
| None consulted             |

### **REPRESENTATIONS**

|                     |                                   |
|---------------------|-----------------------------------|
| Parish/Town Council | Earley Town Council: No objection |
| Ward Member(s)      | No comments received              |

|            |                      |
|------------|----------------------|
| Neighbours | No comments received |
|------------|----------------------|

## APPRAISAL

**Site Description:** Two storey semi-detached dwelling.

**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 garage conversion into a storage and toilet/shower room would include a garage door replacing the old garage door which is damaged and currently missing, showing the temporary partition wall and door. The inclusion of the garage door to be reinstated would not harm the street scene.

The addition of the sun tunnels in the existing single storey side roof is a minor addition which would not harm the street scene.

The single storey rear extension depth would be approx. 3m which would comply with the recommended 4m depth for extensions within the Borough Design Guide. Given it would be located to the rear it wouldn't be visible from public locations as well as many other similar examples along Chiltern Crescent (see image below). Hence, the proposal would not have any adverse impact on the character of the host property or surrounding area. The proposed extension would be minor and subservient feature which would not harm the character of the area.



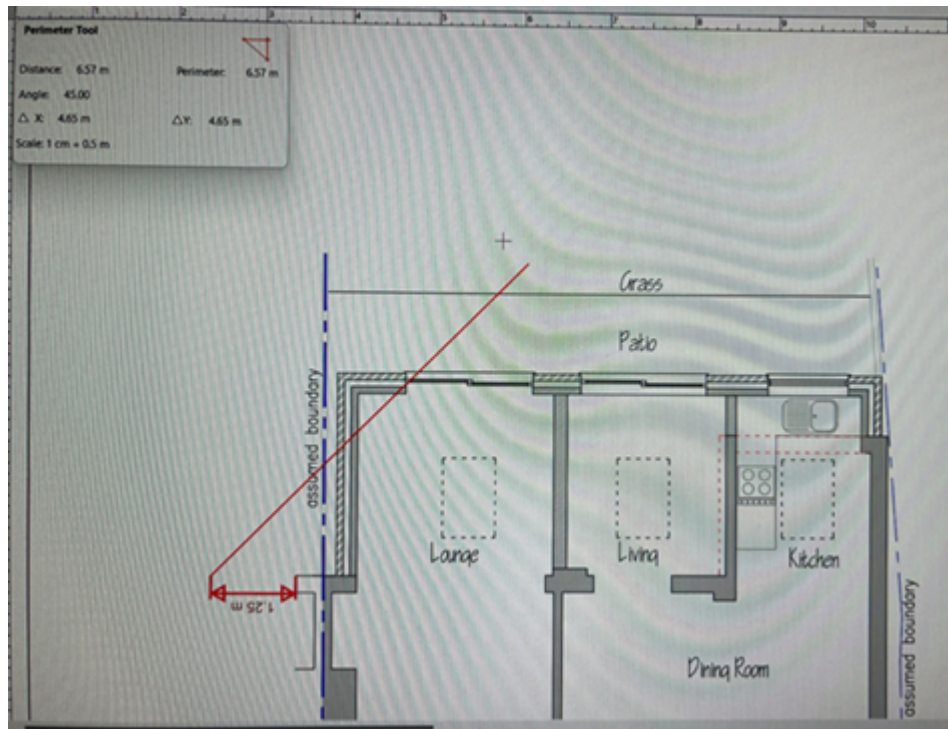
### Neighbouring Amenity:

**Overlooking:** The openings to the rear would be screened by the existing fencing, thus no overlooking concerns.

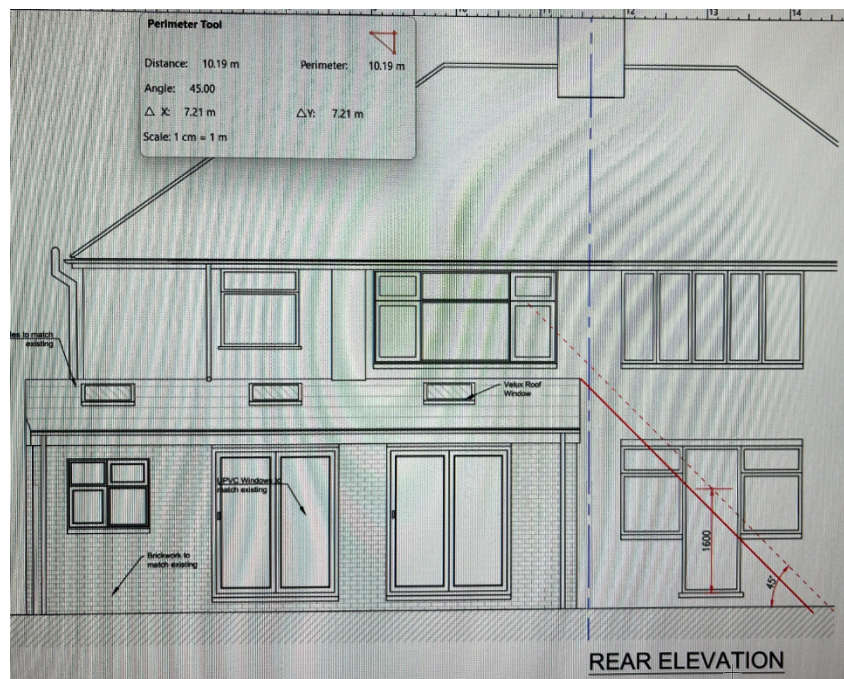
**Loss of Light:** The rear extension would not project forwards and still be set behind no.15 rear building line, thus no loss of light concern.

The rear extension would project forwards of no.11 rear building line by approx. 3m, thus potential loss of light concern.

When a 45° line is drawn from the centre of no.11 closest rear window in plan form, the 45° degree line would be breached as a result of the extension.



In elevation form, the 45° line extends above/beyond the centre line of no.11 left-hand side window (see solid red line below). The assessment indicates that less than 50% of the window to the left of the neighbouring elevation at no. 11, would fall within the 45-degree line. However, the central opening would be somewhat impacted but the window to the right would not be affected and would continue to receive a reasonable level of natural daylight. When taken together, this ensures that the affected room would still benefit from adequate overall levels of natural light, and the impact is therefore not considered to be materially harmful.



**Overbearing:** The rear extension would not project forwards and still be set behind no.15 rear building line.

Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access. The extension follows the existing party wall along the boundary with no.11, this is considered acceptable.

The single storey rear extension would be up to the boundary of no.15. It is noted that the existing property is already up to the boundary of the no.15. As such, an extension that does the same would not result in harm despite not being completely in accordance with the Borough Design Guide.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

**Amenity Space:** The remaining garden space would be over 11m, thus complying with the BDG.

**Highway Access and Parking Provision:** The proposal will convert the garage into storage space and toilet/shower. The number of bedrooms is 3, which is not changing. The proposal would comply with WBC's adopted parking standard after development given site plan shows 2 parking spaces with property having 3 bedrooms. Thus, no highway concerns.

**Flooding & Drainage:**  
Flood Risk Context

The site is located within Flood Zone 1, where the probability of fluvial flooding is low. However, the site is identified as being within an area susceptible to surface water flooding, particularly during intense rainfall events.

#### Nature of Development

The proposal includes:

- Demolition and replacement of an existing single storey rear extension;
- Minor roof alterations (sun tunnels);
- Conversion of an existing garage to habitable accommodation.

The development is contained within the existing residential curtilage and does not involve new development in undeveloped areas.

#### Surface Water Considerations

The LLFA notes that:

- The replacement rear extension is unlikely to significantly increase the impermeable area beyond existing levels, given that it replaces an existing structure.
  - The insertion of sun tunnels does not affect surface water runoff;
  - The garage conversion does not increase the building footprint or impermeable area.
- Provided that surface water runoff from the new extension roof is managed appropriately (e.g. directed to existing permeable areas within the site and not discharged onto neighbouring land or the public highway), the proposal is not considered to materially increase surface water flood risk.

#### Floor Levels

As the site lies within an area susceptible to surface water flooding, the LLFA advises that:

- Finished floor levels of the new extension and the converted garage should be set no lower than the existing dwelling floor levels; and
- Where practicable, threshold levels should be designed to reduce the risk of surface water ingress.

The LLFA raises no objection to the proposed development from a flood risk and surface water drainage perspective. The applicant is advised that the site lies within an area susceptible to surface water flooding. Surface water runoff from the development should be managed within the site and directed to permeable areas. Finished floor levels should be set about local surface water flood risk to minimise the risk of water ingress. It is noted that the garage is to be converted and therefore the floor levels will remain as existing. Furthermore the finished floor levels will match the existing dwelling.

**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.

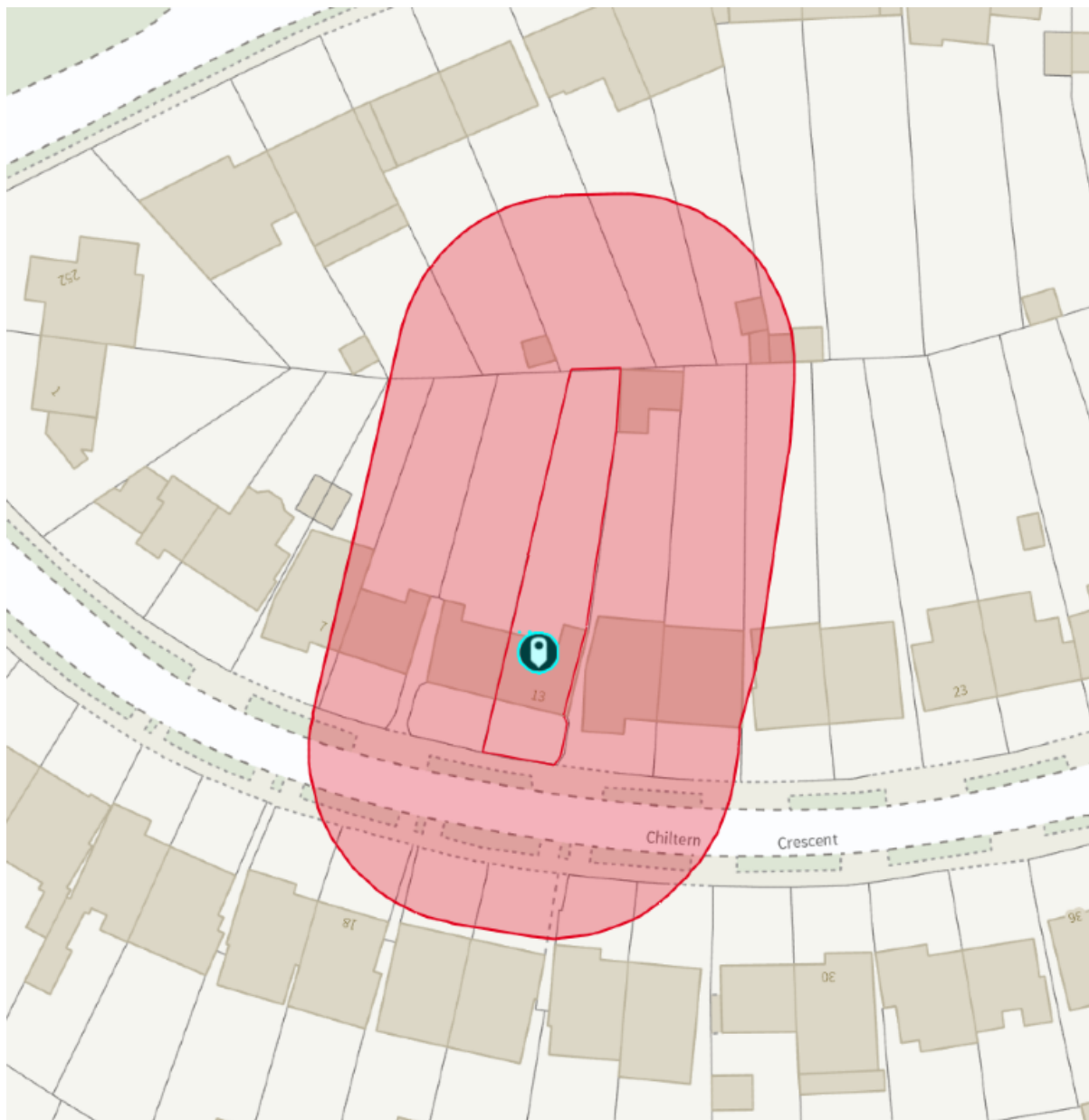
**The Public Sector Equality Duty (Equality Act 2010):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender

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.

|                                    |                 |
|------------------------------------|-----------------|
| <b>RECOMMENDATION</b>              |                 |
| <b>Conditions agreed:</b>          | Not required    |
| <b>Recommendation:</b>             | Approve         |
| <b>Date:</b>                       | 9 March 2026    |
| <b>Earliest date for decision:</b> | 6 February 2026 |

|                                                                 |                                                                                   |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:</b><br><b>(Authorised Officer)</b> |  |
| <b>Date:</b>                                                    | <b>10 March 2026</b>                                                              |

## PLANNING CONSTRAINTS/STATUS



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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 |

**Mineral Safeguarding Areas | Total count: 3**

| # | Type                  | SubType                                                                                                       |
|---|-----------------------|---------------------------------------------------------------------------------------------------------------|
| 1 | Soft Sand             | Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation |
| 2 | Sharp Sand and Gravel | River Terrace deposits                                                                                        |

|   |           |                                                                                                               |
|---|-----------|---------------------------------------------------------------------------------------------------------------|
| 3 | Soft Sand | Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation |
|---|-----------|---------------------------------------------------------------------------------------------------------------|

#### 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      |

#### Risk of Flooding from Surface Water | Total count: 4

| # | FEATURE_TYPE                                 | FEATURE_NAME               |
|---|----------------------------------------------|----------------------------|
| 1 | Environment Agency Surface Water Flood Zones | 1 in 30 year risk extent   |
| 2 | Environment Agency Surface Water Flood Zones | 1 in 30 year risk extent   |
| 3 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent  |
| 4 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |

**Great Crested Newt Impact Risk Zones | Total count: 1**

| # | FEATURE_TYPE                        | FEATURE_NAME | CONSULT                                         |
|---|-------------------------------------|--------------|-------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Green        | Consult NatureSpace for Major developments only |

**SSSI Impact Risk Zones | Total count: 1**

| # | IRZURL                                                                                                                                                                                                                                                            |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000~es=&amp;location=473987,173912%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000~es=&amp;location=473987,173912%20(IRZ%20polygon%20centre)</a> |

**Potentially Contaminated Land Zones | Total count: 1**

| # | FEATURE_TYPE                                    | OBJECTID |
|---|-------------------------------------------------|----------|
| 1 | Potentially Contaminated Land Consultation Zone | 1        |

**Water Utility Consultation Zones | Total count: 1**

| # | FEATURE_TYPE                    | FEATURE_NAME                          | CONSULT_WHEN    |
|---|---------------------------------|---------------------------------------|-----------------|
| 1 | Water Utility Consultation Zone | Thames Water Earley Consultation Zone | Any development |

**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 | Maiden Erlegh & Whitegates Ward | 0 m                          |

**Parishes | Total count: 1**

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