

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251687
Site Address:	50 Bradmore Way, Earley, Wokingham, RG6 4DS
Expiry Date:	10 October 2025
Site Visit Date:	22 September 2025
Proposal: Householder application for the proposed erection of a first-floor rear extension, changes to fenestration and garage conversion to create gym.	

PLANNING CONSTRAINTS/STATUS

Tree Protection Area
Scale and Location of Development Proposals – Major Development Location – Earley

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
012359	Proposed single storey rear extension to dwelling to form conservatory	Approve 10th December 2001

CONSULTATION RESPONSES

Internal
WBC Highways – No Objection Subject to Conditions WBC Landscape and Trees – No Objection Subject to Conditions WBC CIL
External
N/A

REPRESENTATIONS	
Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL
Site Description: The site is a detached dwelling located in the major development location of Earley and adjacent to a Tree Protection Area TPO-0134-1978. The site benefits from driveway and garage for off street parking. 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: Erection of a first-floor rear extension, changes to fenestration and garage conversion to create gym. The external walls of the front and rear elevations will be rendered and the roof tiles on the proposed extension will match the existing. Furthermore, the fascia, soffits and the brickwork will match the colour of the existing. The first-floor rear extension will facilitate a bathroom and measure 2.75m in width, 3m in depth, approximately 4.6m to the top of the eaves and the maximum height to the top of the pitch will be approximately 8m. The roof will tie in with the existing main roof and sloping roof. It will have a window on the rear elevation and no windows on the side elevation. The separation distance with the side boundary will be at least 1m. The ground floor rear elevation will have changes to fenestration including no. 5 paned bifold doors and the glazing will match existing. There will be a door on the side elevation of the garage to access the gym, and the garage door will be retained on the front elevation.

Procedural Matters

Revised Elevation plans were received by the Council on 6th October 2025, and after the consultation date had ended. However, the revised proposed plan showed a minor amendment to raise the height of the roof on the proposed front elevation and to correspond with the side elevation plan. 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 short cul de sac of 8 detached dwellings in the residential area of Earley. The application site is located at the far end of the cul de sac, in line with the principal elevation of no. 48 and at right angles to no. 52 Bradmore Way.

In this case, the first-floor side extension would be screened from the public realm because the application site is set back from other properties in the cul de sac. The roof height would be in line with existing. However, due to the orientation of the dwelling and its location adjacent to the woodland, the proposed roof would be concealed behind the main roof of the house. Therefore, the proposal would not cause harm to the character of the area and the rhythm of buildings and gaps between them would not be affected.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

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.

Overlooking: The back-to-back separation distance with no. 60 Bradmore Way would be approximately 23m. There is one window proposed on the rear elevation of the bathroom, which will serve a bathroom and be conditioned to be obscure glazed. There are no side windows proposed. Therefore, there would be no significant increase in overlooking.

Loss of Light: There are no neighbouring properties to the north of the site and so there are no concerns related to loss of light.

Overbearing: The proposal will not extend beyond the original rear wall. The eaves height

The extension would be located approximately 1.3m from the side boundary adjacent to a substation and woodland. Therefore, the first-floor infill extension would not have an overbearing impact in relation to neighbour amenity.

Therefore, the proposal would not cause significant harm to neighbour amenity.

Overall, the proposal would comply with CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to condition and has commented: *“There will be no net increase in the total numbers of habitable rooms. As the existing garage does not fully meet the council’s requirement for car parking, there will be no loss of parking space. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.*

Requested Conditions

2. Outbuilding To Remain Ancillary to Main Dwelling

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking.

2. CF9 – CYCLE PARKING (TO BE APPROVED)”

Officer comment: Given that this is a householder application and there is adequate private space in the rear garden for cycle storage, it would not be reasonable to require cycle parking to be identified and discharged via condition.

Landscape and Trees: The Landscape and Tree Officer raises no objection subject to conditions and commented: *“The proposals are relatively minor with the rear extension being the cause of the need to partially crown lift an Ash tree (T4 on a 15 tree survey) from 6m to 8m. This will have no notable landscape character or visual amenity effects. Conversion of the garage to a gym likewise will not have any landscape or visual effects to note. Details of the referenced change to fenestration in the proposals’ description could not be found in the submitted information and I ask that details could be forwarded to me so I am aware of them to identify any associated implications. Turning back to the tree works to T4 it should be noted that it is protected by an area TPO 134/1978 that is placed on a belt of trees that lie between Rusher Way and the properties on Bradmore Way. They provide good amenity value and help to separate the residential streets from the busier Rusher Way. The Arboricultural Report by AP Arboriculture dated 14/7/25 is as thorough as is required but does not state who actually owns the tree the proposed works are planned for. This information should be passed to us within the Trees and Landscape Team. Liaison with the tree’s owner should take place prior to any consented works commencing.*

The last paragraph of §3.4 of the Arboricultural Report advises the property owner that minor future trimming of the tree will be required to prevent it from touching the first floor extension. The owners of the property are reminded that any such works will require TPO Consent prior to their commencement. A tree protection clause has been suggested as a way of ensuring protection of the nearby tree stock to the Site.

Recommended Conditions

Protection of trees a) 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 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). b) 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. c) 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. d) 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 policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21”

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:	7 October 2025
Earliest date for	7 August 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	
Date:	07/10/25