

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251652
Site Address:	14 Eastbury Park, Winnersh, Wokingham, RG41 5TL
Expiry Date:	29 September 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for the proposed erection of a part single part two storey side extension following demolition of existing attached garage and side extension, plus 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
021563	Proposed single storey rear extension to dwelling to form conservatory.	Approve 28/01/03

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council: No observations
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling with single storey 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 Borough Design Guide states “*side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary*”. The proposed side extension would be set back from the building line by 1m, with a lower roof line and with the first floor of the side extension over 1m from the plot boundary but the ground floor part up to the boundary, thus not fully compliant with the BDG. Despite this, there is no detrimental impact on the character and appearance of the street scene and it does not lead to a terracing effect due to the neighbouring property no.12 and first floor element set off from the boundary by approx. 1.40m, thus maintaining a separation distance of uninterrupted views. The ground floor element would be up to the boundary and given the existing garage is already up to the boundary, there is no change in relationship with no.12 and the immediate built form adjoining the site.

The extension would be built over and not project forward of the existing garage making it a large extension but ultimately it remains subservient to the main dwelling and an unimposing feature which would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The windows to the front would overlook onto the green space, thus no overlooking concerns.

The ground floor windows to the rear would be screened by the existing fences, thus no overlooking concerns.

The windows at first floor level to the rear would be for an en-suite and bedroom. The en-suite window would be conditioned obscured glazed, thus no overlooking concerns.

Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the first-floor rear window and its oblique angle/view of neighbouring rear gardens. Thus, the first-floor side extension

window would not cause any significant harm with regards to neighbouring amenities.

The separation distance from the back of 14 Eastbury Park to the flank of 2 Donnington Place would be approx. 10.00m which does not comply with the minimum 12m separation distance. However, whilst it is 2m short, such is considered minimal and would not result in harmful overlooking given the main dwelling also does not comply with the 12m separation distance as this urban setting of Winnersh allows for a tighter, more compact layout. Furthermore, such type of overlooking is common within urban residential plots. Also, it's important to note no neighbour objections have been raised.

The separation distance from the back of 14 Eastbury Park to the back of 1 Donnington Place is over 23m which complies with the BDG minimum separation distance of 22m.

Loss of Light: Given the extension would be set behind no.12 rear building line, there are no loss of light concerns.

Given the extension would be screened by the main dwelling, it would not result in harmful loss of light to no.10.

Overbearing: 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. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

It is considered sufficient visual separation between houses as the two- storey section of the neighbouring dwelling is more than 1m from the boundary (approx. 1.40m from no.12 boundary).

Highway Access and Parking Provision: The applicant proposes to increase the numbers of habitable rooms from 5 to 6. As the existing 2.4m long garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed parking arrangement can be provided by utilising the existing dropped crossing, which is acceptable.

The officer has suggested a cycle parking condition but is considered to be unnecessary.

Ecology: The officer has read Preliminary Ecological Appraisal (DBW) (Urban Tree Experts, Ref SPH/NP/PEA-25/15.07, 24 July 2025). The officer is satisfied that the survey effort and methodology are adequate for the ecologist to conclude that

currently the property has property negligible potential to support roosting bats.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	26 September 2025
Earliest date for decision:	27 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26 September 2025