

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251638
Site Address:	10 Sawtry Close, Earley, Wokingham, RG6 3AA
Expiry Date:	12 September 2025
Site Visit Date:	5 August 2025
Proposal: Householder application for the proposed erection of a single storey front porch extension with level access alongside the partial conversion of the existing garage to facilitate internal alterations, with associated fenestration changes to the front elevation.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The site comprises a detached two-storey dwelling with a

projecting ground-floor garage, located at the end of Sawtry Close. The surrounding area is residential in character, with similar detached and semi-detached properties.

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 *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front porch would only be single storey and not project forward of the building line, thus complying with the BDG. The porch extension is modest in scale and subservient to the main dwelling and is designed to integrate seamlessly with the existing architecture.

Whilst the garage would be converted, the garage door is remaining thus no external change and no harm to the street scene.

The inclusion of the level access into the home via a ramped entrance is a minor addition which would not harm the street scene.

The addition of the 3 rooflights above the garage and porch would be minor addition and would not harm the street scene.

Whilst some grass space will be lost as a result of the proposal and parking spaces, given the nature of the scheme and the applicant such change would be considered acceptable.

The facing brickwork and roof tiles to match the existing dwelling and surrounding properties.

Neighbouring Amenity: The porch extension does not extend beyond the existing building line. Given the modest size of the proposed extension and the front porch openings looking onto the side boundary fence, there are no concerns on neighbouring amenity grounds.

Accessible Housing Provision: Policy CP2 ensures that new development contributes to the provision of sustainable and inclusive communities and that planning permission will be granted for proposal that address the requirements of people with special needs, including those with a physical, sensory or learning disability or problems accessing services.

The garage conversion and porch extension are intended to:

- Provide secure, weather-protected access for the applicants son, who has mobility challenges
- Allow for the safe storage and charging of a motorised trike
- Enable level access into the home via a ramped entrance

Such adaptations of an existing home contributes to meeting a housing requirement for a mix of groups including disabled people.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. One additional driveway parking is proposed.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The proposed garage remains suitable for cycle storage, which is acceptable.

Landscape and Trees: Although our records show there is a TPO Oak tree (551/1992) on the adjacent property, this appears to have been removed at least 15 years ago and so is therefore not relevant to this application.

It is not clear from the application if the extent of the drive is to be altered as it is clear from the site photos that it is currently already possible to park two cars on the drive. However, the Proposed Ground Floor Plan does imply the drive will be extended across the front of the dwelling and this will require the removal of the existing small garden tree. The officer has no objections to the proposed changes, however given the drive will be extended drive, a replacement garden tree will be required in accordance with Local Plan policy CC03.

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.

The applicant has submitted relevant evidence it indicates that the proposals are to

adapt the property to adapt the property to better meet the needs of a wheelchair user.

The scheme is intended to improve accessibility and promote inclusive living arrangements. As such, it is considered that the development would have a positive impact in terms of advancing equality of opportunity for persons with disabilities. No adverse impacts on other protected groups have been identified through the application or consultation process.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	4 September 2025
Earliest date for decision:	19 August 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	4 September 2025

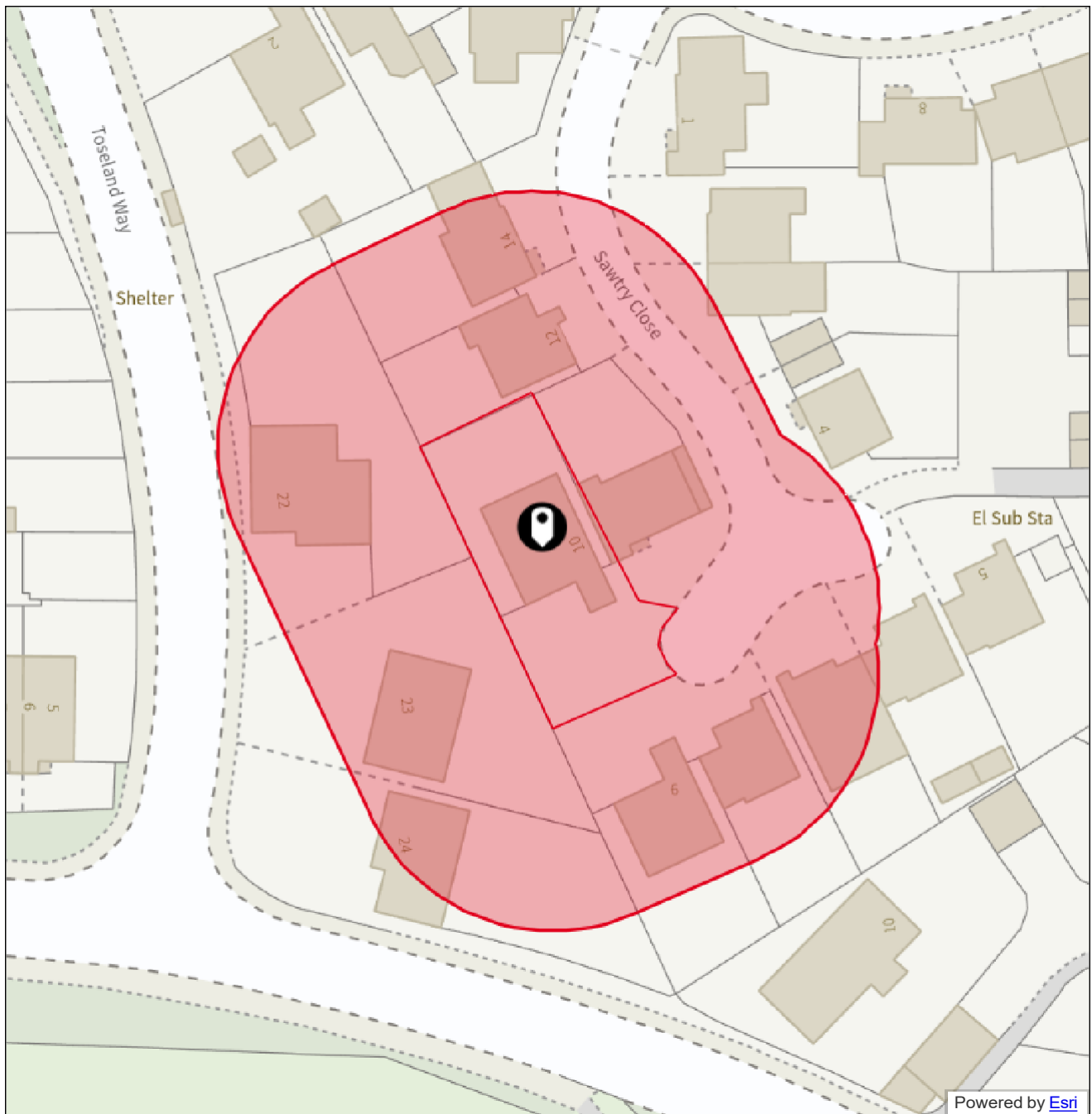
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 3,461.1 m²

Date: Mon Jul 14 2025 15:23:48 GMT+0100 (British Summer Time)



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: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

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

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	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&es=&location=480914,172519%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0551-1992	Single	Confirmed

Wards | Total count: 1

#	NAME	Closest Approximate Distance
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1	Hawkedon Ward	0 m
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Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m