

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252139
Site Address:	28 Redhatch Drive, Earley, Wokingham, RG6 5QP
Expiry Date:	22 January 2026
Site Visit Date:	3 October 2025
Proposal: Householder application for the proposed single story ground floor wrap around extension and part first floor side extension with insertion of roof lights and demolition of outbuilding.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

WBC Highways- No objection subject to conditions. WBC Ecology- No objection/ No objection subject to conditions.

External

N/A

REPRESENTATIONS

Parish/Town Council	ETC raises no objection to this application.
---------------------	--

Ward Member(s)	No comments received
----------------	----------------------

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

APPRAISAL

Site Description:

The application site consists of a two storey, semi-detached house located on Redhatch Drive within the major development of Earley.

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 within the major development of Earley 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:

CP1 of the Core Strategy requires the proposed single story ground floor wrap around extension and part first floor side extension with insertion of roof to maintain or enhance the quality of the environment.

CP3 of the Core Strategy requires the proposed single storey rear extension to be of an appropriate scale, mass, built form, height, materials and character to enhance the area together with a high quality of design.

The street scene along Redhatch drive consists of a mix of dwellings with semi-detached and detached houses in the vicinity of the site and bungalows further. Many of these properties have also been extended.

The proposed development involves the demolition of the existing outbuilding and the construction of a ground floor wrap around extension and part first floor side extension.

The proposed ground floor wrap around will extend c.4.3m to the back of the property, with the side extension measuring c.2.74m in width and c.12.3m in depth,

The part first floor side extension will measure c.8.01m in height and c.7.26 in width, incorporating a hip to gable roof extension with the main dwelling. This would be set down from the original ridge by c0.15 metres in accordance with the Borough Design Guide. It is noted that the hip to gable extension would mirror the adjoining neighbour (who has extended in similar fashion previously), thus the proposed development would 're-balance' the 2no. semi-detached dwellings, positively contributing to the street scene.

The front extension will project c.0.76m of the main front wall, c.2.65m in width and c.3.34m in height, aligning with the existing front elevation. This would be visible from the street scene, however, given its modest projection and subservient roof form would not harm the character of the area.

The rear extension will measure c.7.56m in width and c.3.56m at eaves height with 2 rooflights inserted into the extension's roof. The existing outbuilding has a height of c.2.50, width of c.2.80m and depth of c.3.35m. While the proposed extension would be larger than the existing outbuilding with respect to its width and depth and height, its overall form and position would result in a similar visual impact given its location.

The proposed extension would extend c.4.3m of the rear wall, which is not within the 4-metre limit recommended for single-storey rear extensions in the Borough Design Guide, however its overall form and position would result in a similar visual impact given its location and would be deemed acceptable.

The proposed the single- storey wrap around extension and part first floor side extension will be made subservient to the existing built form as the materials used to construct the extension will be made to match the rest of the main dwelling. These are identified on the application form to consist of facing brick and pebbledash walls, roof tiles and UPVC and white colour windows which are secured by condition.

Page 56 of the Borough Design Guide states that for side extensions '*a gap should be retained between the building and the site boundary and this should be a minimum of 1m in width.*'. This prevents the terracing effect. It is noted that the single storey wrap around proposed is located on the boundary however this is characteristic of Redhatch drive and a 3m separation distance remains between the application site and no.30 Redhatch Drive. Accordingly, there is no detrimental harm to the character of the area and the rhythm of the street scene is retained.

Given its proportionate scale and unimposing design, it is deemed that the single-storey wrap around extension and part first floor side extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the proposal is to the rear of the property where it would not be visible from the public

domain, and this further demonstrates that the proposal poses no detrimental harm to the character of the area in compliance with CP1 and CP3 of the Core Strategy as well as the Borough Design Guide.

Neighbouring Amenity:

Overlooking:

The single-storey rear element of the proposal will not cause any overlooking or overshadowing which could affect the neighbouring property as it is of single storey nature and there is no windows located on the side neighbouring with no.30 Redhatch Road.

Furthermore, the proposal would result in the removal of side windows currently on the eastern flank elevation which limits intervisibility.

Turning to the second storey element, whilst new windows are proposed to the front and rear, these would provide similar outlook to the existing first floor windows and would not detrimentally overlook adjoining neighbours.

Loss of Light + Overbearing:

The Borough Design Guide states that the minimum separation distance between flank and boundary should be minimum 1m. The proposed single-storey rear extension would not comply with this as the proposal is located on the boundary. However, this would not cause any detrimental impacts as no loss of light to the neighbouring property (no.30 Redhatch Drive) or overbearing impact would arise from the proposal due to the proposed single storey being of a modest height and separation away from the neighbouring property by c.3m. Similarly, no.26 Redhatch will not be impacted.

Highway Access and Parking Provision:

The proposed development would increase the number of habitable rooms from four to five.

There is one existing parking space on site and this will be retained. It is noted that WBC Highways have requested an additional space, however, this would result in harm to the appearance and character of the area and a loss of valuable vegetation. The shortfall of one parking space is insufficient to refuse the application, as ample on street parking opportunities are present on Redhatch Drive, if/when they are needed.

It is further noted that highways have requested details of cycle storage however this would not be required to make the householder development acceptable in planning terms given ample space in the rear amenity area that could be used to store bicycles.

Amenity Space:

R16 of the Borough Design Guide states *"The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable"*. The proposed single story ground floor wrap around extension and part first

floor side extension will result in a gain of garden space as previously due to the outbuilding, the garden measured at c.25.32m however after the demolition of the outbuilding it will result in a gain of garden space, making it c.28.91m in length and c.7.87m in width.

Ecology:

The site is outside of a bat roost suitability area as identified within WBC internal GIS mapping and thus it is not anticipated that the works to the roof or demolition of the existing outbuilding would cause any harm to protected species. However, as any harm to protected species is a criminal offense, WBC Ecology have recommended an informative.

Conclusion:

In conclusion, the proposed single story ground floor wrap around extension and part first floor side extension with insertion of roof lights and demolition of outbuilding would not detrimentally harm the character and appearance of the area, would not significantly harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it is recommended for approval.

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:	20 January 2026
Earliest date for decision:	26 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.01.2026

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk

Aerodrome Safeguarding: Heathrow

SSSI Impact Risk Zones