

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                           |                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Application Number:</b>                                                                                                                | 261558                                          |
| <b>Site Address:</b>                                                                                                                      | 52 Henley Wood Road, Earley, Wokingham, RG6 7EE |
| <b>Expiry Date:</b>                                                                                                                       | 13 October 2026                                 |
| <b>Site Visit Date:</b>                                                                                                                   | 28 September 2026                               |
| <b>Proposal:</b> Householder application for the demolition of existing garage and the erection of a linked single storey rear extension. |                                                 |

### **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>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                                                                  |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>TB05 – Housing Mix<br>TB06 – Development of Private Residential Gardens                                                       |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS4 – Development within or adjacent to minor settlements<br>H12 – Residential development of existing private gardens |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                       |

### **PLANNING HISTORY**

| Application No. | Description                                       | Decision & Date                       |
|-----------------|---------------------------------------------------|---------------------------------------|
| 19945           | Extension to garage to form garden workshop/store | Approved 15 <sup>th</sup> August 1983 |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Digital Solutions Scanning- No comments received

#### **External**

None consulted

## REPRESENTATIONS

|                     |                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | Earley Town Council raises no objection subject to conditions <ul style="list-style-type: none"><li>- The use of the extension as ancillary accommodation to the main dwelling only and preventing its use as a separate dwelling.</li><li>- The retention of obscured glazing in windows facing No. 50 Henley Wood Road to protect neighbour amenity.</li></ul> |
| Ward Member(s)      | No comments received                                                                                                                                                                                                                                                                                                                                             |
| Neighbours          | No comments received                                                                                                                                                                                                                                                                                                                                             |

## APPRAISAL

**Site Description:** The application site relates to a two-storey semi-detached dwelling located within Earley, Wokingham. The dwelling is set back from the highway behind an open front garden and driveway which provides off-street parking. A detached garage is positioned to the rear of the site and accessed via the driveway running along the side of the dwelling. The dwelling has been extended at ground-floor level across part of the rear elevation. A covered structure extends along the side access between the dwelling and the shared boundary, linking the rear garden with the detached garage.

The surrounding area is characterised by similar semi-detached and detached residential properties of comparable scale and appearance set within generous plots.

**Proposal:** This application seeks permission for the proposed demolition of existing garage and the erection of a linked single storey rear extension. The proposed extension will be approximately 18 meters in depth, 5 meters in width and 3.6 meters in height.

**Planning History:** Planning permission was granted under application 19945 on 15th August 1983 for an extension to the garage to form a garden workshop/store. This development forms part of the historic evolution of the property and is relevant to the cumulative extent of development that has taken place within the site.

**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:** Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character

to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The proposed extension would result in a notable increase in the overall built form of the dwelling and, by virtue of its scale and length, would appear bulkier than the existing garage structure. Furthermore, the extension would extend across a substantial portion of the side elevation and would introduce a more prominent built form than currently exists on the site meaning that the proposed development appears as a disproportionate addition. It is acknowledged that the existing garage and covered link structure would be demolished as part of the development. Whilst this would remove a degree of the existing built form, the resulting extension would nevertheless remain larger in scale and massing than that which currently exists on the site. As such, the proposal cannot be considered wholly proportionate to the host dwelling.

Notwithstanding this, it is important to note that the extension would be positioned largely within the area currently occupied by the existing garage and associated hardstanding. As a result, the development would be viewed as an enlargement to the host dwelling rather than a separate dwelling.

The proposal would utilise materials to match the existing dwelling and would incorporate a simple roof form which relates satisfactorily to the host dwelling. Whilst the increased massing is acknowledged, the development would be viewed in the context of the existing garage and the established pattern of development within the locality. Accordingly, whilst the proposal would result in a noticeable increase in built form, it is considered to integrate satisfactorily with the existing dwelling and would be located to the rear preserve the appearance of the street scene

Therefore, whilst there are concerns regarding the size and scale of the extension, the existing built form is a mitigating factor. The proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

**Neighbouring Amenity:** Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

Concern has been raised by Earley Town Council regarding the proposed use of the extension and the potential impact on the privacy of the occupiers of No. 50 Henley Wood Road. It is noted that the extension has been specifically designed to accommodate the needs of the applicant's son. In this regard, a single additional door is proposed within the southwest elevation to provide direct access to the extension. The introduction of this doorway would not result in overlooking or a loss of privacy to neighbouring occupiers.

The extension itself would incorporate a number of windows within all elevations. The proposed extension would be positioned approximately 2.8 metres from the boundary with No. 50 Henley Wood Road and would remain single storey in scale. The submitted

plans indicate that all windows within the south-west elevation would be fitted with frosted glazing. As such, given the setback position of the extension, and single storey nature of the development, the proposed windows would not directly overlook into neighbouring habitable rooms or primary private amenity areas. Taking into account the separation distance, the scale of the extension and the proposed glazing, it is considered that the development would not result in a material loss of privacy, overlooking, loss of light or overbearing impact upon the occupiers of No. 50 Henley Wood Road. Therefore, the proposal is considered acceptable and the condition suggested by Earley Town Council regarding obscure glazing is not considered necessary in this instance.

**Highway Access and Parking Provision:** The submitted application form states that there is no change in parking, as such, the proposal does not impact parking or access provisions, therefore, no comments from the Council's Highways team have been received.

**Amenity Space:** Although the proposed extension would largely occupy the footprint of the existing garage and associated hardstanding, it would be wider in scale and would result in a reduction in the width of the garden area to the east/south side of the property. Notwithstanding this, a substantial area of private amenity space would be retained, measuring approximately 16 meters in depth. This significantly exceeds the Council's guideline of 11 meters for rear garden provision. As such, it is considered that the proposal would retain an adequate level of private amenity space for the future occupiers of the dwelling and would therefore comply with the requirements of the Borough Design Guide.

**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.

**Conclusion:** In addition to the above analysis, the proposal also accommodates living accommodation and a sensory room for a member of the family. For all the above, the proposal is acceptable, and the application is recommended for approval.

| RECOMMENDATION     |              |
|--------------------|--------------|
| Conditions agreed: | Not required |

|                                    |                   |
|------------------------------------|-------------------|
| <b>Recommendation:</b>             | Approve           |
| <b>Date:</b>                       | 25 September 2026 |
| <b>Earliest date for decision:</b> | 15 September 2026 |

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>MC</i>         |
| <b>Date:</b>                                              | <b>13.10.2026</b> |

**PLANNING CONSTRAINTS/STATUS**  
*Insert where relevant*