

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250449
Site Address:	63 Mill Lane, Earley, Wokingham, RG6 7JF
Expiry Date:	28 April 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for the proposed erection of a single storey side extension following demolition of the existing car port / open utility area.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
28231	Single storey rear extension to create bedroom with ensuite bathroom	Refused 01/08/1987
991451	Proposed Single Storey Front Extension To Dwelling	Approved 20/07/1999
160503	Application for a certificate of lawfulness for the proposed rear facing flat roofed dormer extension.	Approved 13/04/2016

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
External
None

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

APPRAISAL
Description of Development: This application seeks permission to erect a single storey side extension to provide a utility room and a store, following the demolition of the existing car port / open utility area. 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 proposed single storey side extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. But, given the proportionate scale and unimposing design, the side extension would have an acceptable impact on the appearance of the dwelling and wider area. The side extension would be partially visible from the public domain, but with the proposed materials to match those of the existing dwelling, any potential harm to the character of the area would be greatly limited. Neighbouring Amenity: The proposed single storey side extension would extend 2.25 metres from the side of the dwelling. There are no windows proposed on the side of the dwelling and therefore there are no concerns on loss of light or overlooking grounds. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with the neighbouring property, but

an eaves height of 2.45 metres shows compliance with this guidance relating to overbearing.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space.

Highway Access and Parking Provision:

The Council's Highways Officer has commented on this application. They are satisfied that there is no loss of parking space as the car port does not meet the council's current standards for parking. The driveway parking will be retained, and this is considered as acceptable.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	24 April 2025
Earliest date for decision:	24 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24/04/25

