

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250471
Site Address:	384 London Road, Earley, Wokingham, RG6 1BA
Expiry Date:	29 April 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for the erection of a single storey side and rear extension. (Retrospective)	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability

Scale and Location of Development Proposals – Major Dev. Location (Earley)

Landscape Character Assessment Area

Green Routes and Riverside Paths Consultation Zone

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 CC09 – Development and Flood Risk 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
091044	Proposed erection of a single storey rear extension to dwelling.	Approved 28/04/2009
222269	Householder application for the proposed first floor rear extension plus changes to fenestration.	Approved 09/09/2022
241408	Householder application for proposed erection of a single storey side/rear extension.	Approved 29/07/2024

CONSULTATION RESPONSES	
Internal	
None	
External	
None	

REPRESENTATIONS	
Parish/Town Council	Earley Town Council raise no objection to the application subject to WBC imposing Condition 4 from approval 241408 (Cond. 4 was related to ancillary accommodation). <i>Officer comment: A condition is recommended to secure the ancillary nature of the accommodation proposed.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL	
Description of Proposed Works:	This application seeks permission for a single storey side/rear extension to the dwelling to provide a granny annexe.
	This application is largely similar to the previously approved application at this site (ref: 241408). The main difference between the two applications is that the side/rear extension as part of the current proposal has a flat roof as opposed to the previously approved pitched roof. Additionally, the side extension is not set as far back from the front building line as the previous application.
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.
Character of the Area:	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.
	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 approximately 0.15 metres from the boundary with the neighbouring property. However, the proportionate scale and unimposing design ensures that the extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the proposed extension is single storey in nature and with the proposed materials matching the existing materials of the dwelling, the visual effect of the extension poses no harm to the character of the area. The extension is also set back 1.2 metres from the front of the dwelling, and this ensures that the extension appears as a subservient addition to the dwelling.

Neighbouring Amenity:

The proposed single storey side/rear extension would extend approximately 2.55 metres from the side of the dwelling and would be single storey in nature. Bi-fold doors are proposed on the side of this extension facing towards the neighbouring property, but given the single storey nature there are no concerns relating to overlooking or loss of light. 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. In this instance there is only a separation distance of approximately 0.15 metres to the boundary, but an eaves height of 2.5 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 for current and future occupiers.

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
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Recommendation:	Approve
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Date:	28 April 2025
Earliest date for decision:	25 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/04/25