

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260603
Site Address:	284 Silverdale Road, Earley, Wokingham, RG6 7NU
Expiry Date:	7 May 2026
Site Visit Date:	15 April 2026
Proposal: Householder application for proposed erection of single storey front and rear extension with garage conversion.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
10512	Single storey rear extension	Approved 30/05/1979

CONSULTATION RESPONSES

Internal
None

External
None

REPRESENTATIONS	
Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application, and their comments are summarised below: - The flat roof is shared over the current rear extension with the neighbour at 286. The neighbour's roofer would need to be involved in roof changes to ensure the new roof joins correctly. The applicant should bare this cost. <i>Officer comments: An informative is attached to this permission reminding the applicant of their requirement to comply with the Party Wall Act 1996, and that their development must be within the curtilage of the application site.</i> - Discussions have been held with the applicant and they said the plans would be revised to keep the boundary wall in situ, and the extension being set just off the wall. <i>Officer comments: This was checked with the agent, and no such revised plans are being submitted.</i>

APPRAISAL
Description of Development: This application seeks permission for the proposed erection of a single storey front extension, and the conversion of the existing garage, including the insertion of a rooflight, to provide a utility room. A single storey rear extension to provide a new kitchen. 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:**Front Extension**

The proposed single storey front extension would project 2.75 metres forward from the existing garage and would have a flat roof. The front extension would comply with guidance in the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension is still set back 0.8 metres from the building line of the porch. As such, the proposed front extension poses no harm to the appearance of the dwelling or the wider character of the area.

Garage Conversion

The proposed garage conversion includes the raising of the roof for some of the garage, taking it from a gentle pitched roof to a flat roof, notably the maximum height of this element is not increasing. Additionally, 1 no. rooflight is being inserted. The proposed garage conversion, raising of the roof height, and insertion of a rooflight pose no harm to the appearance of the host dwelling, or to the wider character of the area.

Rear Extension

The proposed single storey rear 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 no. 286. But, given the proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and the wider character of the area. Plus, 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:**Front Extension**

The proposed front extension would project 2.75 metres forward of the existing garage, has a maximum height of 2.95 metres, and is set right on the boundary with no. 282. Given the front extension is aligned with the driveway parking space of no. 282, it is not considered that it would result in any significant overbearing impacts. In terms of loss of light, there is a window on the side of no. 282, but this window appears to serve a hall, and not a habitable room. Additionally, the extension is single storey in nature, and as such it is not deemed that there would be any adverse loss of light impacts to the neighbour. Lastly, there are no overlooking concerns associated with the front extension.

Garage Conversion

The proposed garage conversion and addition of 1 no. rooflight poses no harm to neighbouring amenities.

Rear Extension

The proposed single storey rear extension would extend 2.3 metres from the rear of the dwelling, and it is single storey in nature. No windows are proposed on the side elevation, and given the single storey nature of the extension, there are no concerns relating to neighbouring amenities 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 2.4 metres shows compliance with this guidance relating to

overbearing. Overall, the proposed rear extension poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposed works would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Highway Access and Parking Provision:

The existing garage does not meet the council's standards for a garage size and therefore the proposed conversion of the garage would not result in the loss of a parking space. During the planning officer's site visit, it was clear that the existing driveway would have space for the parking of two cars. The conversion of the garage to a utility room does not provide a new habitable room, and the extension to the kitchen/dining room is also not providing a new habitable room. As such, there is no change in the requirement for parking provision on site. Therefore, as the submitted proposed block plan demonstrates that there will be two parking spaces, there are no concerns in terms of the parking provision.

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 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.

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:	6 May 2026
Earliest date for decision:	2 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07/05/26

PLANNING CONSTRAINTS/STATUS

[illegible]