

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252127
Site Address:	14 Delamere Road, Earley, Wokingham, RG6 1AP
Expiry Date:	05/11/2025
Site Visit Date:	03/10/2025
Proposal: Householder application for the proposed garage conversion, single storey side and rear extension with roof lights.	

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 CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

NO PLANNING HISTORY

CONSULTATION RESPONSES

Internal

No objection from Highways subject to a condition securing cycle parking provision, prior to occupation.

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council raises no objection to this application.
Ward Member(s)	No comments received
Neighbours	The ACER The Whitegates Residents Association – ACER notes that the proposed side extension will raise the front roofline by one metre and that the plans lack any soft landscaping, with the front garden converted entirely to

	parking for three cars. Concerns include the permanent loss of the grass verge and a dropped kerb. Referencing Policies CP3 and TB06, and the Borough Design Guide, ACER requests that, if approved, the application includes a condition requiring soft landscaping and porous hard standing to support local character, biodiversity, and drainage.
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APPRAISAL

Site Description:

The application site comprises a semi-detached residential dwelling, within the major development location of Earley.

This application seeks planning permission for the proposed garage conversion, including the raising of the garage roof by approximately 1 metre, and the erection of a single-storey side and rear wrap-around extension incorporating rooflights. The proposal features a flat roof design.

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 location 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 storey side and rear extension, as well as the proposed garage conversion to maintain or enhance the high quality of the environment.

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

Garage Conversion and Roof Raising:

The proposal includes conversion of the existing attached garage and raising of the garage roof by approximately 1 metre. Although garage conversions are not a common

character feature along the street, it is noted that No. 21 has undergone a similar conversion with a raised roof, which the proposal would complement.

The increase in roof height would result in a more prominent built form, however the overall design retains a single-storey appearance which prevents it from visually dominating the street scene. Materials will match the existing dwelling, reducing visual contrast.

Side and Rear Wrap-Around Extension:

The proposed single-storey side and rear extension wraps around the dwelling to the rear and side. The BDG states that “rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary.” However, No. 13, the immediate neighbour, has a rear extension that projects approximately 2 metres further than the proposed development, demonstrating that this guideline is not consistently applied in this locality.

On the opposite side, the adjoining property features a conservatory adjacent to the proposed extension, with a sloped roof ranging from approximately 2.0m to 3.2m in height. The proposed flat roof will be approximately 2.7m, with rooflights adding an additional 0.7m at their highest point. This is not considered excessive in relation to the existing conservatory. Furthermore, a timber boundary fence provides a degree of screening, further mitigating any potential impact.

Neighbouring Amenity:

Overlooking:

The neighbouring property (No. 13) contains a similar side-facing window, which will slightly overlap with the area of the proposed raised garage roof. However, as this window serves a non-habitable hallway, there is no significant impact in terms of overlooking, loss of light or amenity.

No new windows are proposed in locations that would give rise to overlooking. Rooflights are positioned to avoid direct views, and side windows are either removed or non-habitable in nature.

Loss of Light / Overbearing Impact:

The proposed extension is single-storey in scale and remain modest in height. The rear element does not project beyond the neighbouring extension at No. 13, and on the opposite side, the proposal sits adjacent to a conservatory with a roof height ranging from approximately 2.0m to 3.2m.

The BDG recommends that a 1 metre separation should be retained to the side boundary to prevent terracing and maintain spacing. However, in this case, the proposed side extension follows the footprint of the existing garage, which already abuts the boundary. Therefore, the proposal does not introduce new built form in this location, and the existing relationship is maintained, justifying a departure from the BDG guidance in this instance.

The proposed flat roof would measure c.2.7m, with an additional c.0.7m where rooflights are located, which remains comparable to surrounding built form. A timber boundary fence provides additional screening, and overall, the proposal is not considered to result in any unacceptable overbearing impact or loss of light to neighbouring properties.

Internal Amenity:

The removal of an existing side-facing window is noted. This window does not serve a habitable room and therefore its removal does not result in a loss of amenity for the occupiers of the dwelling.

Residential Amenity Space:

Following the development, the dwelling will retain a substantial rear garden measuring approximately 33 metres in length by 9.4 metres in width. This far exceeds the Borough Design Guide's recommendation that a minimum garden length of 11 metres should be maintained following extensions. The generous garden provision ensures that the extended dwelling continues to benefit from adequate private amenity space.

Highway Access and Parking Provision:

The proposal will not result in any additional habitable rooms and therefore does not increase demand for off-street parking provision. Although the existing garage is to be converted, it does not meet the Council's current standards for parking dimensions, and as such, its loss is not considered to represent a significant reduction in parking provision.

The property benefits from an existing driveway which can accommodate up to three vehicles, in line with local parking standards. This is considered acceptable to serve the needs of the dwelling.

As the garage currently provides ancillary storage and informal access to the rear garden, and no alternative is proposed within the development, Highways recommend that secure cycle storage for a minimum of two cycles be provided as part of the scheme. This can be secured by condition.

Landscape and Trees:

Whilst it is noted that comments from ACER raise concerns on lacking soft landscaping, it is confirmed that no changes are proposed to the front parking area or garden layout. The driveway will remain as existing, and the only visible change to the front elevation is the conversion and roof raising of the existing garage.

To maintain acceptable parking provision in line with policy, the driveway is required in its current form, and there is no practical space available for soft landscaping. Given the limited scale of the development and that no new hardstanding or loss of verge is proposed, under the six tests it would be unreasonable to apply a landscaping condition.

Conclusion:

The proposed garage conversion, roof raising, and wrap-around single-storey extension are considered acceptable. While there are minor departures from Borough Design Guide recommendations — particularly in relation to side boundary spacing and rear projection — these do not give rise to detrimental harm.

The proposal is considered to comply with Core Strategy Policies CP1 and CP3, MDD Local Plan Policy CC01, and the relevant design principles in the Borough Design Guide.

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:	APPROVED
Date:	16/10/2025
Earliest date for decision:	01/10/2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	17.10.2025

PLANNING CONSTRAINTS/STATUS

- *Mineral Safeguarding Areas – soft sand*
- *Consultation Zone - Major Nuclear Site*
- *Water Utility Consultation Zone*
- *Ward - Maiden Erlegh & Whitegates Ward*
- *Parish - Earley CP*