

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260695
Site Address:	67 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN
Expiry Date:	2 June 2026
Site Visit Date:	5 May 2026
Proposal: Householder application for proposed hipped roof to gable end conversion with erection of no.3 front rooflights and erection of rear dormer.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
162006	Householder application for the proposed single storey rear extension, two storey side and rear extension to dwelling.	Approve 23 September 2016
161456	Application for a certificate of lawfulness for the proposed erection of a single storey rear	Approve

	extension to dwelling.	21 July 2016
150321	Householder application for two storey side and rear extension and single storey rear extension.	Approve 23 October 2015
151724	Proposed erection of a two-storey side/rear extension and single storey rear extension to dwelling following removal of existing single storey rear store.	Refuse 05 May 2015
071315	Proposed erection of single storey structure at rear of property (incorporating gym/playroom/shower facilities)	Refuse 16 October 2007

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	<u>1 objection received on the following grounds:</u> The proposed two storey rear extension could cause shading to windows at No.65. <i>Officer comment: Potential loss of light and impact on neighbour amenity is discussed in the main body of the report.</i> In response to the above, the applicant provided the following additional comments: The proposed rear dormer would be positioned on the rear roof slope, set below the ridge and behind the existing rear wall. As a high-level roof addition, it would not materially increase the building footprint or depth and would not breach the 45-degree guideline. Therefore, it would not result in unacceptable overshadowing, loss of light or overbearing impact to No. 65 and would comply with policies relating to residential amenity. <i>Officer comment: Potential loss of light and overbearing impact on neighbour amenity is discussed in the main body of the report.</i>

APPRAISAL

Site Description: A semi-detached dwelling in the residential area of Earley. The property has an existing single storey rear extension, and a two-storey side and rear extension. The separation distance of the principal elevation with highway is approximately 7m and the front garden has been paved to provide a hardstanding for off street parking. The rear garden is approximately 54m in depth and laid to a patio and grass. The rear side boundary with no. 65 Sutcliffe Avenue is open and the occupants who are relatives share both garden spaces.

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.

Proposal: A hip to gable roof conversion with insertion of no.3 front rooflights to the front facing roof slope and erection of rear dormer would facilitate an additional bedroom, ensuite and storage area.

The proposed volume of the hip to gable conversion would be **23.24m³** and it would measure 4.7m in length, and 3.5m in height. It would be located approximately 2m from the side boundary with no. 65 Sutcliffe Avenue

The dormer would have a flat roof. The proposed volume would be **22.03m³**. It would measure 4.8m in length, 2.5m in height and 3.7m in depth. It would be set in by 0.3m from the shared boundary, set in 0.6m from the side wall of the hip to gable extension, set down 0.9m from the main roof and would be 0.7m above the eaves. It would have 2 no. rear facing windows serving the bedroom.

The total proposed volume increase of the roof space would be **45.27m³**.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a residential road comprising detached houses and bungalows

and semidetached houses of varying ages and design. The immediate neighbouring property at no. 65 Sutcliffe Avenue has a hip to gable roof conversion.

In this case the maximum eaves height and ridge height of the proposed hip to gable extension would be in line with the existing roof, and it would be approximately 1.7m from the side boundary. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be harmed. The 3 no. roof lights serving the ensuite and storage area would each measure approx. 1m in width and 0.8m in depth and would not be dominant in the street scene. Therefore, the proposal would comply with recommendations in the Borough Design Guide (BDG) in this respect.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy and would not cause harm to the character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The front facing roof lights would be approximately 1.7m from the internal ground level and would not increase overlooking. There would be 1 no. second floor side facing window to the hip to gable conversion serving the stairway. Therefore, if the window were to be conditioned to be obscure glazed and non-opening below 1.7m of the internal floor level, it would not increase overlooking. The rear dormer windows would have an elevated oblique view of the adjoining rear gardens, but they would not overlook windows into habitable rooms. Therefore, there would be no significant increase in overlooking to neighbour amenity.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In this case, the dormer extension would be set back, from the rear wall of the adjacent properties and the roof would be set down from the main roof line. Therefore, it would not result in additional loss of light to neighbour amenity.

Figure 1 shows the hip to gable roof conversion would breach the vertical 45-degree angle test in relation to the 2-no. ground floor side facing windows serving a kitchen at no. 65 Sutcliffe Avenue. However, Figure 2 shows the horizontal 45-degree angle test is complied with in relation to one of the kitchen windows. Furthermore, these side facing windows effectively 'borrow' their outlook and daylight from across the application site and are already overshadowed by the existing dwelling. As such only limited protection can be afforded to side facing windows in planning terms. Therefore, there would be no significant additional loss of light would occur such that it would warrant refusal of this application.

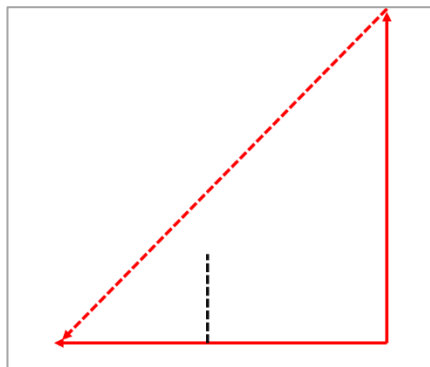


Figure 1 Vertical 45-degree angle test showing kitchen windows at no. 65 (side elevation) as a black dashed line

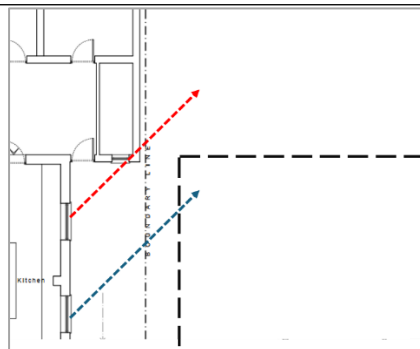


Figure 2 Horizontal 45-degree angle test from neighbouring kitchen windows on the side elevation

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the dormer extension is set in and set down from the main roof. Also, the hip to gable roof conversion maintains a separation distance of over 2m with the side boundary. Therefore, the height and bulk of the dwelling will not significantly harm the neighbouring occupiers given they have access to adequate private outdoor space.

Overall, the proposal would not fully comply with Policy CP3 of the Core Strategy regarding loss of light to neighbour amenity. However, the 45-degree rule of thumb is guidance rather than policy, and so is applied on a case-by-case basis. In this instance, the breach is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling. According to the WBC Car Parking Standards, the development of such scale in Urban location will require xxx parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable. As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

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.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	29 May 2026
Earliest date for decision:	14 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	29/05/26