

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250316
Site Address:	28 Mill Lane, Earley, Wokingham, RG6 7JE
Expiry Date:	21 March 2025
Site Visit Date:	4 March 2025
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 4.00m and the height of the eaves 3.00m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
BR79	Single storey extension	Approve 01/02/72

REPRESENTATIONS

Neighbours	30 Mill Lane: Object Object to the proposed sloping glazed roof on the boundary with our property because it would hinder our future extension plans. Under the current scheme, any future extension plans we propose will impact our neighbour's 'right to light'. Access to our property, which our neighbours will require; Party wall notice. Officer response: Future extension plans are not considered to be a material planning consideration. Any works on, over or under a neighbour's land or property requires the need for compliance with the requirements of the Party Wall etc. Act 1996, but is not a material planning consideration.
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APPRAISAL

Site Description: Two storey semi-detached dwelling.

Land/ Property Designations: There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015). The site is not subject to any wildlife or habitat designations.

Consultation: All adjoining neighbouring properties were consulted on 11 February

2025 and given the statutory 21 days to respond. One objection has been received, which has been addressed above representation section. There are no further concerns on any material planning grounds.

Assessment: Under The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development Class A, A.1 (g) states *“for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-*

- i. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse or by more than 6 metres in any other case*
- ii. exceed 4 metres in height;*

The single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 4.00m and the height of the eaves 3.00m. As such, the rear extension proposal complies with The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development Class A, A.1 (g).

However, Part A.4 (7) states that... *“where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”*. One objection has been received. Hence, the following assessment of potential impacts on neighbour amenity has been made.

Neighbouring Amenities

Overbearing: The Council's Borough Design Guide (BDG) states that extensions must maintain a minimum of 1 metre between the boundary. The proposed rear extension would be built directly on the boundary of no.30. Also, the BDG states that eaves height should not be more than 3 metres, within 2 metres of the boundary. The eaves of the proposed extension would not be more than 3 metres.

Additionally, the BDG states that rear extensions must not extend more than 4 metres from the existing rear wall. The total length of the rear extension would be 6m from the original rear section of the house to which it relates. Hence, the proposal would extend approx. 1.25m further to the rear than the existing ground floor rear extension that lies adjacent to the property boundary with 30 Mill Lane.

The proposed extension would be single storey, have a flat roof and hence would be subservient in scale to the host dwelling. There is currently a fence on the boundary between the site and no.30. It is not clear if this fence will be retained, but if so, then views of the proposed extension from no. 30 would be seen in the context of this boundary fencing. 30 Mill Lane also has a relatively large rear garden, approx. 8m in width and 40m in length, which would still ensure that a sense of spaciousness is retained for this neighbour. Therefore, the proposed rear extension would not cause any significant additional harm in respect of potential overbearing presence compared to the existing situation.

Loss of light: Given the rear extension projects further by approx. 1.25m, which would result in further overshadowing of no.30 patio area. However, this would not be a

significant loss due to the proposed extension only being single storey. Also, no.30 garden is north facing so will still receive significant light in early morning and later afternoon. Therefore, the proposal would not cause significant loss of light.

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.

RECOMMENDATION	
Recommendation:	Approve
Date:	21 March 2025
Earliest date for decision:	4 March 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	21 March 2025