

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251863
Site Address:	44 Ilfracombe Way, Earley, Wokingham, RG6 3AQ
Expiry Date:	15 October 2025
Site Visit Date:	4 September 2025
Proposal: Householder application for the proposed erection of First Floor side extension to include 2no. Dormers, insertion of rooflights plus changes to fenestration.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
971313	Proposed Single Storey Side Extension To Dwelling	Approve 11/08/97

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No comment

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: Object, significant impact on the character of the area and set a precedent for similar extension. The proposed first floor side extension, by virtue of building up to the boundary, provides the potential for a
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	terracing effect, adversely impacting the character of the area. If approved, the applicant should be advised of the need to serve a Party Wall Notice on the adjacent property due to the impact on the garage party wall of the proposals. Officer response: Whilst the first-floor side extension would be up to the boundary of no.42, given the extension would be set back from the front it would mitigate any terracing concerns as no.42 has no development above the garage and would not determinately harm the balance of the semi-detached dwellings. Revised plans have been submitted which pulls the roof in so it doesn't overhang onto no.42. The proposal would not include any works on, over or under a neighbour's land or property. However, the proposal may require compliances with the requirement of the Party Wall etc. Act 1996. While this is not a material planning consideration, an informative is recommended to draw the applicant's attention to the requirements of the Party Wall Act.
Ward Member(s)	No comments received
Neighbours	42 Ilfracombe Way: Object first floor extension would result in loss of light to roof lantern, being the only light source to kitchen/dining area. Overlooking onto lantern into living space. Garages are link attached and we would need reassurance that the structural integrate of the party wall and foundations are not impacted in any capacity. Officer response: The rear dormer window would be for an en-suite and would be obscured glazed, thus no overlooking concerns. Loss of light to kitchen addressed in report. Revised plans have been submitted which pulls the roof in so it doesn't overhang onto no.42. The proposal would not include any works on, over or under a neighbour's land or property. However, the proposal may require compliances with the requirement of the Party Wall etc. Act 1996. While this is not a material planning consideration, an informative is recommended to draw the applicant's attention to the requirements of the Party Wall Act 32 Easby Way: As the applicant appears to be using a party

	wall in the garage for support, is Certificate A inappropriate, and they should have served notice on the adjoining owner? Officer response: Revised plans have been submitted which pulls the roof in so it doesn't overhang onto no.42. The proposal would not include any works on, over or under a neighbour's land or property. However, the proposal may require compliances with the requirement of the Party Wall etc. Act 1996. While this is not a material planning consideration, an informative is recommended to draw the applicant's attention to the requirements of the Party Wall Act.
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APPRAISAL

Site Description: Two storey semi-detached dwelling linked by single storey garage.

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: The Design Guide states *"side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary"*. The side extension would be set back from the building line, with a lower roof line but up to the boundary of joint garage at no.42. It would be built over and not project forward of the existing garage making it noticeable extension but it remains subservient to the main dwelling and an unimposing feature which would not harm the character of the area. The proposed first floor side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. Furthermore, as stated in the section 23 of BDG *"the roof form of the extension should take its form from the main building"*. The first-floor side extension would keep and mirror the same roof form of the main building.

Whilst the first-floor side extension would be up to the boundary of no.42, given the extension would be set back from the front it would mitigate any terracing concerns as no.42 has no development above the garage and would not determinately harm the balance of the semi-detached dwellings.

The Borough Design Guide states that *"dormer windows should generally be*

positioned within the main roof, by being set back from both eaves line and the sides of the roof” and “dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportion”. The proposed gable dormers do not project above the existing ridge line and the dormer is situated within the main roof of the garage whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. Whilst the gable dormers would alter the appearance of the garage, it is considered that such alteration would be a subservient feature; not harming the character of the area.

The proposed materials are matching with the existing, thus in keeping with the current characteristics of the dwelling. Hence the proposal would not harm the street scene.

Neighbouring Amenity:

Overlooking: The dormer window to the front would overlook onto mature and established vegetation/tress, thus no overlooking concerns.

The dormer window to the rear would be an en-suite and conditioned obscured glazed.

Loss of Light: It is noted that the neighbouring property (no.42) has objected on the grounds of loss of light to their kitchen. However, it must be highlighted that the current arrangement with the kitchen relying solely on a roof lantern for natural light is the result of an unconventional design choice under application 231000. Prior to that alteration, the kitchen benefitted from two conventional rear-facing windows, which were removed when this extension was implemented. The reliance on a single, upward-facing light source in an enclosed area is an inherently vulnerable arrangement, and the resulting sensitivity to neighbouring development is a self-created circumstance. The BRE Loss of Light Guidance addresses vertical glazing only and roof lanterns are less sensitive to obstruction or light loss as they face the sky. The neighbour's choice of design limits the outlook and relies on a single upward facing light source. This light source would not be directly overshadowed as it is offset from the proposed extension rather than directly opposite it. Although there may be some loss of light to this roof window, it is not considered to be sufficiently harmful to the neighbouring occupiers as to amount to a reason to refuse the scheme.

Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: No increase in habitable rooms, and the drawings show no impact to access or parking.

It appears that there is potential impact to the garage if the supporting walls are required to be increased. However, the garage does not meet the councils current standards for parking, and as such, there would be no objection if this were to be

affected.

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, 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	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	15 October 2025
Earliest date for decision:	11 September 2025

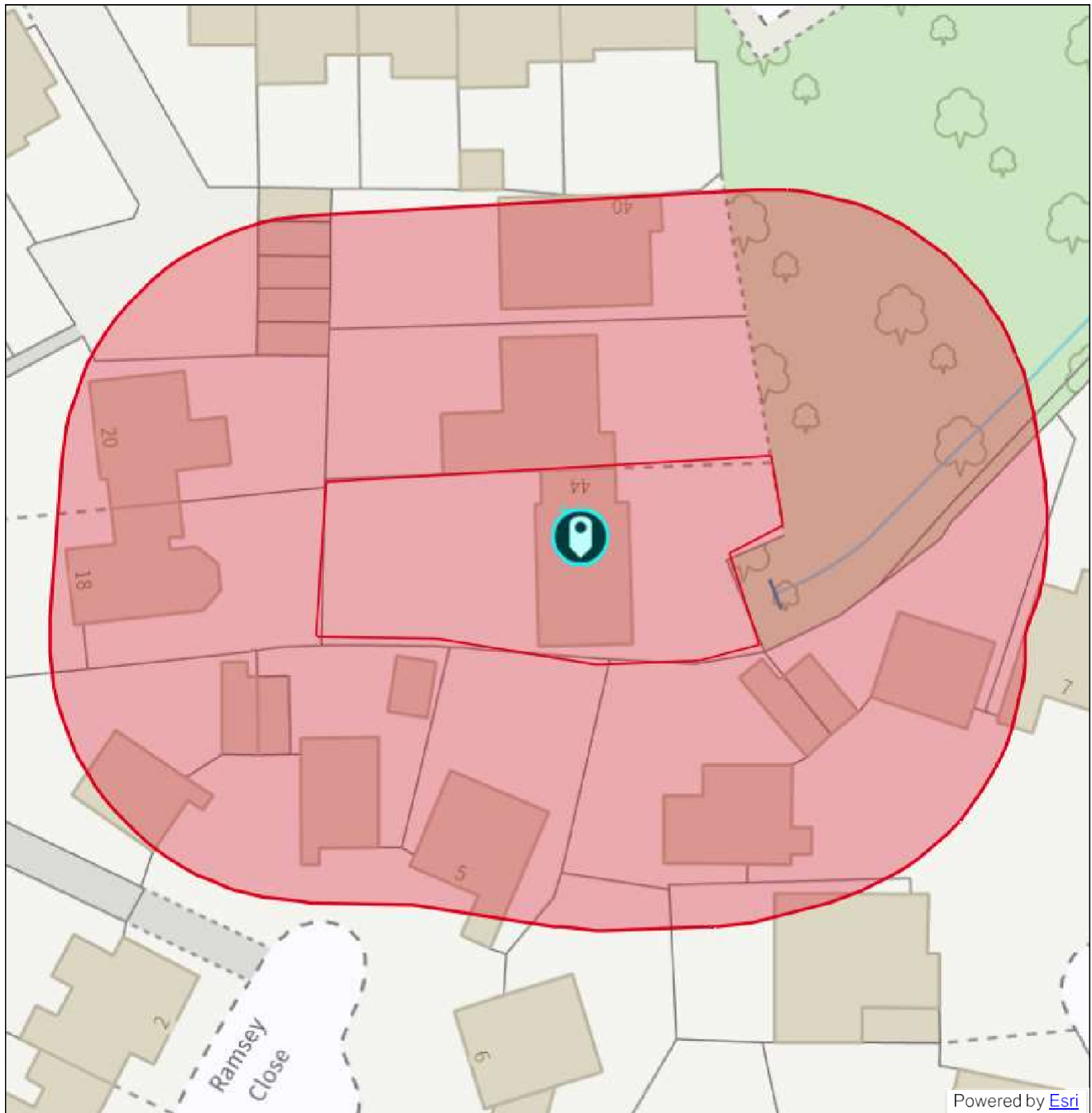
Recommendation agreed by: (Authorised Officer)	
Date:	15 October 2025

PLANNING CONSTRAINTS/STATUS

Area of Interest (AOI) Information

Area: 3,580.48 m2

Date: Wednesday Aug 20 2025



No Legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Flood Zones | Total count: 2

#	flood_zone
1	Flood Zone 2
2	Flood Zone 3

Water Network Watercourse Consultation Zone | Total count: 1

#	watercourseName	form
1	No data	inlandRiver

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	PA748	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	PA749	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	PB748	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	PB749	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000-es=&location=480914,172519%20(IRZ%20polygon%20centre)

Grounds Maintenance Boundaries | Total count: 1

#	PPG17_TYPOLOGY	OWNER
1	Parks and Gardens	Wokingham Borough Council

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Hawkedon Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m