

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260143
Site Address:	97 Paddick Drive, Earley, Wokingham, RG6 4HF
Expiry Date:	27 March 2026
Site Visit Date:	16 March 2026
Proposal: Householder application for the proposed erection of single storey side extension and two storey rear extension, following demolition of existing conservatory.	

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 CC09 – Development and Flood Risk
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
CLP/2004/2445	Application for a certificate of proposed use for a single storey rear extension to form conservatory.	Approve 27 July 2004
081765	Proposed erection of single storey rear	Approve

	extension to form conservatory.	09 October 2008
082422	Proposed erection of a single storey rear extension to form conservatory.	Approve 18 December 2008
160347	Householder application for single storey front extension, part double part single storey side extension, first floor rear extension plus garage conversion to create habitable accommodation.	Approve 23 March 2016

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: A detached dwelling in the residential area of Earley. It is located at the end of a short cul de sac and accessed via a private shared driveway. The front garden is open and has been laid to hardstanding. The rear east facing side boundary faces onto a shared driveway to properties in Gelder Close.

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: The proposed erection of single storey side extension and two storey rear extension, following demolition of existing conservatory.
The two-storey rear extension would have a gable end and be set down from the main

roof by 0.8m. It would measure approximately 5m in height to the top of the eaves, 6.7m to the top of the pitch roof, 5m in width and 3.8m in depth. The first floor would provide a bedroom with the east facing side elevation being set in approximately 2.5m from the ground floor and the side boundary. The west facing and rear elevations would be aligned at ground and first floor level. There would be no windows on the side elevations. The rear elevation would have 2 no. windows on the first floor; and 1 no window and bifold doors on the ground floor. The rear to flank separation distance with 85 Paddick Drive would be approximately 22m.

The single storey rear/side extension would facilitate the enlargement of the existing family room. It would have a flat roof with maximum height of approximately 3m. It would measure approximately 2.5m in width and 3.8m in depth.

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 immediate street scene is a row of dwellings in a short residential cul de sac set at right angles to the adopted highway. Access to the 3 no. terraced properties and the applicant site is via a private shared driveway. In this case, the development would be at the rear of the property and would not be visible from the public realm in Paddick Way. The development would be partially visible when viewed from the shared driveway located adjacent to the east facing side boundary of the application site that provides access to no. 10 and no. 8 Gelder Close. Nevertheless, the proposed maximum ridge height would be less than that of the existing main roof and set down by 0.8m. Also, the first floor east facing side wall would be set in approximately 2.5m from the boundary. Therefore, the proposal would not be dominant in the street scene and would not harm the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

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: There are no proposed additional side windows and there would be no increase in overlooking to habitable rooms at no.95 Paddick Way or 8 Gelder Close. The rear to flank separation distance with 85 Paddick Drive would be approximately 22m which is more than the minimum distance of 12m recommended in the BDG. Therefore, there would be no significant loss of privacy 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 separation distance with the nearest habitable room at no. 95 Paddick Way would be approximately 7m and the 45-degree angle would be complied with. Therefore, there

would be no significant loss of light to neighbour amenity. Also, the rear gardens face south and would continue to receive sunlight for most of the day.

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 proposed development would retain a rear garden measuring approximately 8m in depth that would provide adequate private amenity space for the occupants. Furthermore, the first-floor extension would project less than 4 meters from the main rear wall, the proposed roof would be set down by 0.8m from the main roof, and the side walls would be located approximately 4m from the side boundary with no. 95 Paddick Way and approximately 2.5m from the east facing boundary. Therefore, the height and bulk of the proposed development would not have a visually overbearing appearance given that neighbouring occupants would still have access to adequate private space.

Overall, the proposal would comply with Policy CP3 of the Core Strategy regarding neighbour amenity.

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. In this case, the proposal will allow the reconfiguration of the first floor and enlargement of one bedroom³ no. parking spaces are shown on the site plan 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:	25 March 2026
Earliest date for decision:	12 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	26/03/26