

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261162
Site Address:	22 Saleby Close, Earley, Wokingham, RG6 3BE
Expiry Date:	8 July 2026
Site Visit Date:	9 June 2026
Proposal: Householder application for the proposed single storey rear extension.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions.

Officer comments: This will be discussed within the main report.

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application stating that the scale bar on the proposed GF plan is incorrect. <i>Officer comments: The proposed GF plan measures accurately to the stated scale.</i>

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey rear extension to the dwelling to provide a new kitchen.

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 proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given the proportionate scale and unimposing design, it is deemed that the rear extension would have an acceptable impact upon the appearance of the dwelling and wider area. Additionally, the proposal is to the rear of the property where it would only be visible via limited views from the public domain and this further demonstrates that there would be no adverse harm to the character of the area.

Neighbouring Amenity:

The proposed single storey rear extension would extend 3 metres from the rear of the property, and it is single storey in nature, being 3.4m in height at its highest point. No windows are proposed on the side of the extension and given the single storey nature of the extension, there are no concerns relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set right on the boundary with the neighbouring property, but an eaves height of 2.5 metres shows compliance with this guidance relating to overbearing. Moreover, given the limited depth (3.0m) of this extension, the overall bulk and mass of the proposed structure would not be so significant as to appear unduly overbearing or physically oppressive when viewed from the immediate neighbouring property of No. 24 Saleby Close. Overall, the proposed rear extension poses no harm to neighbouring amenities.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion, the implementation of a rear extension measuring 3 metres in depth would reduce the garden length to approximately 5.75 metres. However, the plot is on a corner and there is also garden space to the side of the dwelling. As such, in this instance, it is deemed that there would still be an appropriate amount of garden space to serve the development, and the extension would not be detrimental to the enjoyment of the amenity space to current and future occupiers.

Flooding and Drainage:

The Council's Drainage Officer has no objection to the proposal but has requested a condition requiring details of the existing drainage system to be provided. The site is located within flood zone 1 and is at low risk of surface water flooding according to EA mapping. As such, it is not considered necessary or reasonable to request such information, particularly as part of the extension is being erected onto an area of existing hardstanding. Accordingly, the condition is not recommended.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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:	Approve
Date:	1 July 2026
Earliest date for decision:	18 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	01/07/26

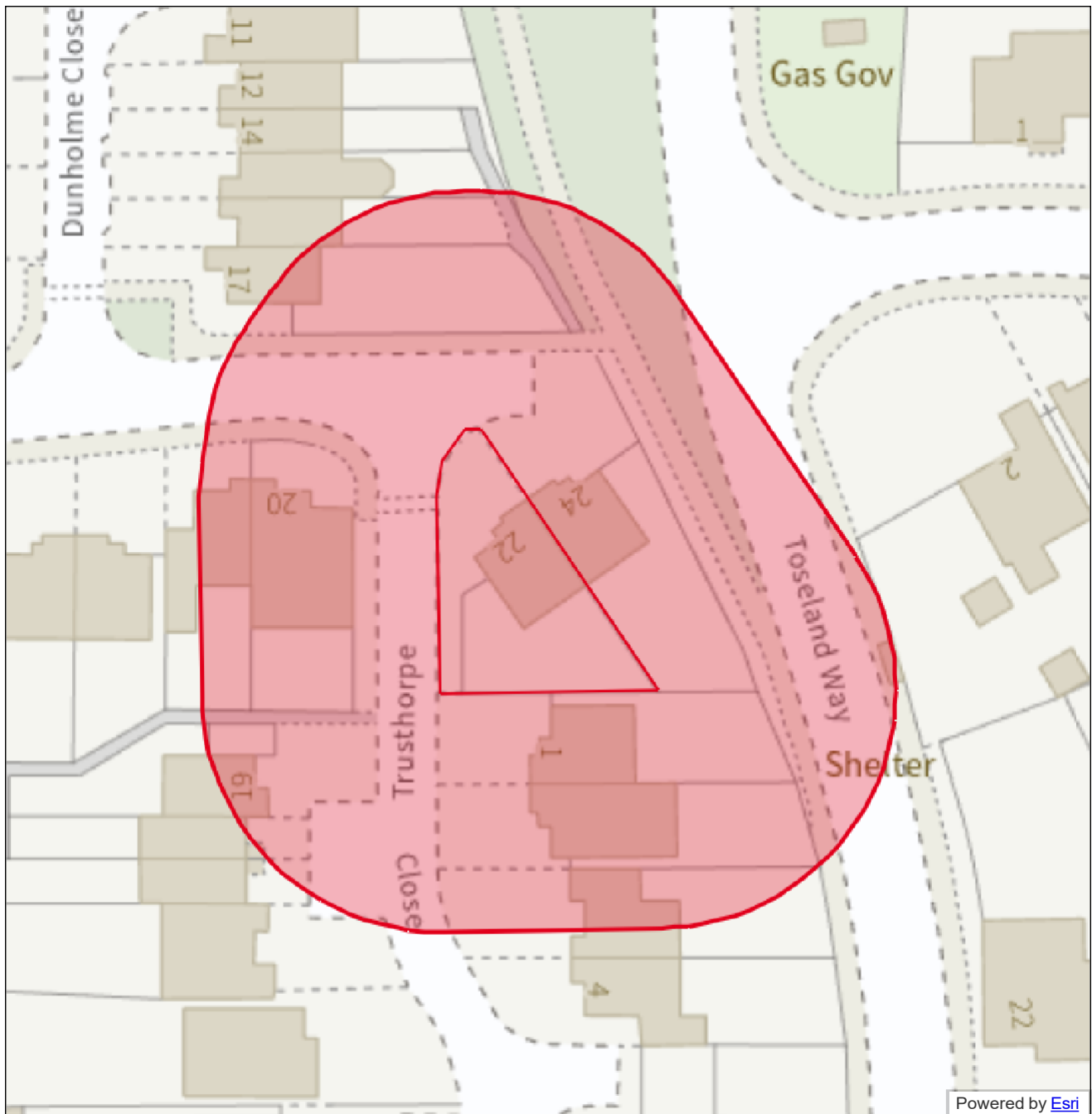
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 2,877.43 m²

Date: Fri May 15 2026 18:48:56 GMT+0100 (British Summer Time)



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: 1

#	flood_zone
1	Flood Zone 2

Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

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

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&notes=&location=480914,172519%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

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

Wards | Total count: 2

#	Name of area	Closest Approximate Distance
1	Hillside Ward	0 m
2	Hawkedon Ward	13.99 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m