

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                        |                                                |
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| <b>Application Number:</b>                                                                                                                                                                                                                             | 261257                                         |
| <b>Site Address:</b>                                                                                                                                                                                                                                   | 544 Wokingham Road, Earley, Wokingham, RG6 7JB |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                    | 18 July 2026                                   |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                | 21 November 2025                               |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey front extension creating porch, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage. |                                                |

### **PLANNING POLICY**

|                                                  |                                                                                                                                                                                                                       |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                 |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                                                                  |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking<br>TB06 – Development of Private Residential Gardens                                                           |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS4 – Development within or adjacent to minor settlements<br>H12 – Residential development of existing private gardens |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                       |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                 | Decision & Date                    |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 190917          | Householder application for erection of a single storey side infill extension, erection of new front porch, changes to fenestration and internal alterations, following demolition of existing single storey side extension | Approved 24 <sup>th</sup> May 2019 |
| 211484          | Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling and car port following demolition of                                                                            | Refused<br>21 June 2021            |

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                           |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
|        | existing outbuildings, with associated access and parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                           |
| 220193 | Application to vary conditions 2 and remove condition 5 of planning consent 190917 for the erection of a single storey side infill extension, erection of new front porch, changes to fenestration and internal alterations, following demolition of existing single storey side extension. Condition 2 refers to approved details, and the variation is to include a roof light to the front elevation. Condition 5 refers to Visibility splay provision and the variation is to remove this requirement | Approved<br>17 <sup>th</sup> March 2022   |
| 221892 | Full application for the proposed subdivision of the site and erection of a detached 2 no. bedroom dwelling and car port following demolition of existing outbuildings, with associated access, storage and parking.                                                                                                                                                                                                                                                                                      | Refused 22 <sup>nd</sup><br>July 2022     |
| 252584 | Householder application for the proposed erection of a single-storey side and rear extension with a dual-pitched tiled roof and rendered external walls to match the existing dwelling, incorporating new fenestration to the side and rear elevations, following the demolition of the existing garage.                                                                                                                                                                                                  | Refused<br>18 <sup>th</sup> December 2025 |

## CONSULTATION RESPONSES

### Internal

WBC Highways- No comments received  
WBC Digital Solutions Scanning- No comments received  
WBC CIL- No comments received

### External

None consulted

## REPRESENTATIONS

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | Earley Town Council raises no objection subject to WBC imposing the following condition that because of the history of applications at this property seeking to create two dwellings on this plot, over the last five years, and that the current plans can be easily reverted back to those refused under 252584, with two entrances, the extension as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and shall not used, sold or sub-let as separate dwellings. |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                |                                                                                                                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | If WBC are not minded to attach the above condition, that the property is closely monitored by WBC Planning Enforcement to ensure that a second dwelling is not formed without further permission.` |
| Ward Member(s) | No comments received                                                                                                                                                                                |
| Neighbours     | No comments received                                                                                                                                                                                |

## APPRAISAL

**Site Description:** The application site comprises of a single-storey semi-detached bungalow, situated on the main Wokingham Road. The bungalow itself is contained within a narrow plot, consisting of a deep front garden and a long rear garden surrounded by hard and soft landscaping.

**Proposal:** This application seeks permission for the proposed erection of a single storey

front extension creating porch, single storey side/ rear extension, plus changes to fenestration following demolition of existing garage.

The proposed extension will approximately be 19 meters in depth, 5 meters in width and 4.8 meters in height.

The proposed extension will span the depth of the existing dwelling and will accommodate a new entrance hall, bathroom, bedroom and living area.

**Planning History:** The application site has had previous planning applications submitted. Application 190917 (submitted in April 2019) consisted of the proposed erection of a single storey side infill extension, erection of a new front porch, changes to fenestration and internal alterations, following demolition of existing single storey side extension. This was later approved in May 2019.

A second application 211484 (submitted in April 2021) consisted of a full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling and car port following demolition of existing outbuildings, with associated access and parking. This was later refused in June 2021 due to issues with the character of the area, external amenity space and inadequate arboricultural details.

A third application, 220193 (submitted in January 2022) consisted of an application to vary conditions 2 and remove condition 5 of planning consent 190917 for the erection of a single storey side infill extension, erection of new front porch, changes to fenestration and internal alterations, following demolition of existing single storey side extension. Condition 2 refers to approved details, and the variation is to include a roof light to the front elevation. Condition 5 refers to Visibility splay provision, and the variation is to remove this requirement. This was approved in March 2022.

Application 221892 (submitted in June 2022) consisted of a full application for the proposed subdivision of the site and erection of a detached 2 no. bedroom dwelling and car port following demolition of existing outbuildings, with associated access, storage and parking. This was later refused in July 2022 due to issues with the character of the area and external amenity space.

Application 252584 (submitted in October 2025) for the proposed erection of a single-storey side and rear extension with a dual-pitched tiled roof and rendered external walls to match the existing dwelling, incorporating new fenestration to the side and rear elevations, following the demolition of the existing garage was refused in November 2025 due to its size, scale, layout and intended use.

The applicant later submitted a pre-application for the proposed erection of a single storey side/rear extension, following demolition of existing garage. The response concluded that the proposed extensions are large in scale and suggest the subdivision of the plot resulting in two separate dwellings, therefore there is an unbalance of the existing and neighbouring amenity. If the applicant wanted to apply for planning permission, it was recommended that the extensions were reduced in size.

**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:** Policy CP3 of the Core Strategy requires development to be appropriate in terms of its scale, mass, layout, built form, height, materials and character, and to achieve a high quality of design without detriment to adjoining land users. Section R1 of the Borough Design Guide SPD requires development to contribute positively to, and be compatible with, the historic or underlying character and quality of the local area.

Wokingham Road and the surrounding area comprise residential development of varied character, style and design. Dwellings along Wokingham Road are generally set back from the highway and benefit from substantial amenity space. Section R23 of the Borough Design Guide states that alterations and extensions should be well designed, respond positively to the original building, contribute positively to local character and relate well to neighbouring properties.

Previous application 252584 was refused due to concerns regarding its size, scale and layout, which were linked to the proposed use of the building as two separate dwellings. That proposal sought to subdivide the dwelling to create an annexe (which was considered a separate dwelling due to the proposed use), with the applicant occupying the annexe and renting out the main dwelling.

The current application omits the proposed annexe and separate front door. Although it still involves an extension and internal reconfiguration of the existing dwelling, it does not propose internal subdivision or separate occupation.

The proposed extension would be a large and substantial addition to the property, located to the rear and side. While it would have some unbalancing effect in relation to the attached bungalow, it would not materially harm the relationship between the semi-detached properties as a whole. A significant factor in this assessment is that the annexe/separate dwelling element has been removed from the current proposal.

The extension would be single storey. Although the front section would be visible from the street, the rear element would not be prominent within the street scene. It is recognised that policy requires consideration of character as well as visual appearance. However, as the proposal would remain ancillary to the existing dwelling, the extension would be subordinate in functional terms to the host property.

On balance, the omission of the annexe/separate dwelling element means that the proposed development would have an acceptable impact on the character of the street scene. The proposal is therefore considered to accord with Policies CP1 and CP3 of the Core Strategy and the relevant guidance in the Borough Design Guide.

**Neighbouring Amenity:** Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the application site is situated within a modest plot. Whilst the proposed front porch extension projects slightly forwards of the building line there are no additional windows proposed on the front elevation and there is adequate levels of privacy retained as discussed above.

The proposed extension also retains adequate levels of amenity space either side and the proposed windows on the eastern elevation cause no concern for loss of light or overbearing due to its single storey nature.

Furthermore, the bi-fold doors at the rear cause no concern for neighbouring amenity as adequate levels of garden space is retained and the proposed development would be screened by established boundary treatments, including trees and hedgerow, which further assists in maintaining an acceptable level of residential amenity.

Overall, having regard to its height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

**Highway Access and Parking Provision:** The proposed Block Plan shows space for three vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

**Other Matters:** Whilst Earley Town Council raises no objection subject to WBC imposing the following condition that because of the history of applications at this

property seeking to create two dwellings on this plot, over the last five years, and that the current plans can be easily reverted back to those refused under 252584, with two entrances, the extension as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as separate dwellings.

Whilst the Council acknowledges these comments, the council cannot impose conditions based on a previous application that was refused; therefore, this condition is considered inappropriate for this development.

If the Council are notified that the development has been sub-divided into two separate dwellings, this will be dealt with by the Council's Enforcement team, and they will decide appropriate action.

**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.

**Conclusion:** For all the above, the proposal is acceptable, and the application is recommended for approval.

| RECOMMENDATION              |              |
|-----------------------------|--------------|
| Conditions agreed:          | Not required |
| Recommendation:             | Approve      |
| Date:                       | 15 July 2026 |
| Earliest date for decision: | 16 June 2026 |

|                                                   |            |
|---------------------------------------------------|------------|
| Recommendation agreed by:<br>(Authorised Officer) | <i>MC</i>  |
| Date:                                             | 17.07.2026 |

