

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252631
Site Address:	58 Hilltop Road, Earley, Wokingham, RG6 1DA
Expiry Date:	16 February 2026
Site Visit Date:	12 November 2025 and 13 January 2026
Proposal: Householder application for the proposed single storey front, side and rear extensions, and proposed first floor front, side and rear extensions, plus the conversion of the garage for habitable accommodation.	

PLANNING CONSTRAINTS

Major Development Location – Earley
Great Crested Newts – Green Risk Zone

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 CP6 – Managing Travel Demand CP7 – Biodiversity 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
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 C2 – Mitigation of transport impacts and highway safety and design C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows 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
230386	Householder application for the proposed erection of a single storey rear extension, alterations to roof, insertion of front dormers and extension to existing rear dormer to extend existing first floor, plus the addition of a roof light, demolition of existing chimney and extension to existing drive.	Approved 9 May 2023

CONSULTATION RESPONSES

Internal

WBC Drainage – No comments received
WBC Highways – No objections
WBC CIL – CIL commentary

External

None consulted

REPRESENTATIONS

Parish/Town Council	ETC raises no objection to this application subject to WBC imposing the following condition that all windows at first floor, facing side boundaries with adjoining properties, are to be obscured glazing, unless otherwise agreed in writing by WBC to protect the amenity of adjoining properties, pursuant to Policy CP3.
Ward Member(s)	Councillor Stephen Newton: <i>“This is a significant enlargement from a bungalow to a 5 bedroom house and its location in the street will make it very prominent in the street view.</i> <i>Typical 2 story properties in the area are brick finish, having a rendered finish on such a substantial property will be out of keeping with the area.</i> <i>The close proximity to 29 Erleigh Court Gardens will make the enlarged building overbearing and unacceptably dominant.</i> <i>It can reasonably be expected that with 5 bedrooms, there will be more than 3 cars associated with the property so</i>

	<i>having more on site parking is essential if we are to avoid more on street parking, particularly on the bend in the road.</i> <i>If the Officer is minded to approve this application I ask that it be referred to the Planning Committee.”</i> <i>(Officer comment: Councillor Newton submitted his listing request on 9th December 2025. The original consultation period for the application ran between 31st October 2025 and 21st November 2025, meaning Councillor Newton did not submit his listing request within the original 21 day consultation period. Therefore, as per the scheme of delegation, the listing request is not valid, and the application will be dealt with via a delegated decision.)</i>
Neighbours	Representations received from two residents raising the following concerns: - Rendering the property would be out of keeping with the area. - Plans state that the render proposed is to match the existing dwelling, but there is no existing render <i>(Officer comment: Whilst acknowledged, this is not a reason to refuse the application. The impact of the render on the character of the area will be assessed as standard.)</i> - Insufficient parking provision - Query whether this proposal is being applied for under Class AA of the General Permitted Development Order <i>(Officer comment: This application is a standard Householder application process.)</i>

APPRAISAL

Site Description:

The application site consists of a detached single storey bungalow located on Hilltop Road, Earley.

Proposal Description:

This application seeks approval for the proposed erection of single storey front, side and rear extensions, and proposed first floor front, side and rear extensions, plus the conversion of the existing garage.

It is important to note that revised plans were received on 14th January which amended the following:

- The width of the first floor extensions have been notably reduced in width to address the impacts onto the amenities of no.29 Erleigh Court Drive.

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 context of Hilltop Road and the surrounding roads is extremely varied from architectural and building height perspectives; dwellings range from single storey bungalows with hipped roofs, two storey dwellings which include a variety of different material choices and roof types, to bungalows with loft conversions and associated dormers. Uniformity is minimal, with the only common characteristic being plot sizes.

With the above in mind, it is not considered that the conversion of the current bungalow into a two-storey property via first floor extensions would have any adverse impacts on the visual amenities of the area. Two storey properties are clearly prevalent directly opposite the application site, which indicates that another two-storey dwelling in this location would not be out of keeping with the area; the 7.9 metre ridge height of the dwelling proposed would also remain commensurate with surrounding two storey properties, if not shorter than them. Furthermore, the offset of two storey form from the side boundaries ensures that the property would not appear cramped within the residential plot.

The choice of rendering the elevations may be a departure from the existing dwelling's material palette but as can be seen from the street scene, the area is characterised by a variety of material choices. With this in mind, the choice of render would not appear unacceptably out of keeping with the area.

The single storey rear extension would protrude approximately 3.5 metres from the rear of the property and would have a hipped roof form, wrapping around to adjoin the mono-pitch roof form of the eastern single storey side extension. It would be well screened from almost all public viewpoints and would have an acceptable impact on the character of the area.

With regards to the 2no. side extensions, both would have modest mono-pitch roof forms and would both retain a minimum of 1 metre from the side boundaries shared with the neighbouring properties. Both elements would be proportionate in scale compared to the dwelling and plot size, and as such would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The outlooks from the proposed first-floor front and rear fenestration would still maintain adequate back to back and back to flank distances with the relevant properties, which is acceptable.

Several first-floor side windows are proposed but as they would only serve bathrooms/ensuites, a condition will be imposed ensuring the windows are obscured and limited in opening height.

Loss of Light and Overbearing:

With regards to the impact onto no.56 Hilltop Road, the separation distances between the proposed development and no.56's side elevation (6 metres at two storey level, 4.2 metres at single storey level) avoid any loss of light or overbearing concerns.

With regards to the impact onto no.29 Erleigh Court Drive, the situation at this neighbouring property is unique. The side extension that abuts the boundary with no.58 Hilltop Road is a covered walkway, which has consequently obscured nearly all light to the main bedroom whose main window lies on the original western elevation. To combat this, a rooflight was installed within the roof of the ground floor bedroom to provide additional light. This rooflight has now become the primary light source for this bedroom at no.29.

The two-storey form of the proposed development would now retain a separation distance of approximately 7 metres from the rooflight at no.29. When applying BRE 25- and 45-degree lines, there would be no adverse loss of light to this rooflight and the associated bedroom. Furthermore, these distances indicate that there would also be little to no overbearing impact.

There would be some minor impacts on the light received to the walkway enclosed by the side extension previously mentioned. Despite this, the walkway is not a habitable room, and any impacts onto the original side window for no.29's bedroom have already occurred as a result of the extension's construction, with no anticipated impact onto the rooflight which serves as the primary light source. Overall, the impact on no.29 Erleigh Court Drive's neighbouring amenities would be acceptable.

Highway Access and Parking Provision:

The proposed development would increase the number of habitable rooms but as per the proposed parking plan, there is sufficient driveway space for three cars (facilitated by a minor extension to the driveway which would have no meaningful visual impacts) which complies with the Council's parking standards.

Overall, WBC Highways raise no objections to the proposals.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The application site is located within Flood Zone 1 and at very low risk of surface water flooding. As such, the nature of the proposals raises no fluvial or surfacing water flooding risk concerns.

Landscape and Trees:

There are no arboricultural or landscape character concerns associated with the proposed development.

Ecology:

The site is located within a Green Risk Zone for Great Crested Newts, which is the second lowest risk area behind White. As the proposals are largely concentrated to the first floor of the property, the modest increase in ground floor footprint would have no adverse impacts on this protected species.

Conclusion:

Overall, the proposed development complies with the development plan. Therefore, subject to conditions, this application is recommended for approval.

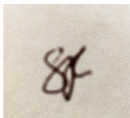
Community Infrastructure Levy (CIL):

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:	Not required
Recommendation:	Approval
Date:	12 February 2026
Earliest date for decision:	2 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	12.2.26

PLANNING CONSTRAINTS/STATUS
Insert where relevant