

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260750
Site Address:	35 Wychwood Crescent, Earley, Wokingham, RG6 5RA
Expiry Date:	25 May 2026
Site Visit Date:	10 September 2025
Proposal: Householder application for the proposed erection of a part single part two storey side and rear extension with rear balcony and a single storey side extension following demolition of the existing single storey side and rear extensions and outbuildings, plus replacement of the main roof and raising of the ridge height, installation of a new front porch roof, changes to fenestration, landscaping and levels, and creation of a lowered front driveway and path.	

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 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 TB07 – Internal Space Standards 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 FD1 – Development and flood risk (from all sources) 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
041696	Proposed single storey rear extension to dwelling.	Approved 08/11/2004
220908	Householder application for the proposed part single storey, part two storey sides and rear extension, and new front porch following demolition of existing garden store, conservatory, kitchen/diner, front porch and outbuildings, plus new lowered driveway.	Approved 13/05/2022

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions. *Officer comments: This will be discussed within the main report.*

WBC Landscape and Trees – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application expressing their support.

APPRAISAL

Site Description:

The application site is a large, two-storey, detached property located within a predominantly residential area of Earley. The site is set back from the street, and the property benefits from off-street parking and a rear residential garden. There is plating along the site's frontage, and this is a common characteristic of properties along this section of Wychwood Crescent.

Description of Development:

This application seeks permission for a single storey side extension to form a garage, following demolition of the existing single storey garden store. A part single, part two-storey side and rear extension, following demolition of the existing outbuildings. The installation of a new front porch roof. The raising of the roof to allow for a new insulation system. Plus, changes to fenestration and levels changes.

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:

Part Single, Part Two-Storey Side Extension

The proposed part single, part two-storey side extension follows the demolition of the existing single storey side element consisting of the storeroom, pantry and utility room, additionally, the outbuildings are also being demolished.

The Council's Borough Design Guide (BDG) states that "side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary". The proposed side extension is aligned with the building line at ground floor level, but the first-floor level element is set back by 1.35 metres. In terms of height, the proposed ridge height would be flush with that of the main dwelling. And in terms of separation distance, the side extension would be set approximately 2.7 metres from the side boundary with no. 33. Whilst the side extension does not fully comply with guidance in the BDG, it demonstrates that it would appear as a subservient addition to the dwelling. As such, it is deemed that the proposed side extension poses no significant harm to the appearance of the host dwelling or wider character of the area.

Part Single, Part Two-Storey Rear Extension

The proposed part single, part two-storey rear extension follows the demolition of the existing single storey rear element consisting of the dining room, conservatory, downstairs bathroom and cloakroom.

Guidance in the BDG states that the primary consideration is the impact upon neighbours and that rear extensions should not project more than 4 metres from the main rear wall where they are close to a side boundary. The proposed part single, part two-storey rear extension extends 5.4 metres from the existing first floor building line and 1.7 metres beyond the existing ground floor building line.

However, the rear extension is set approximately 3 metres from the boundary with no. 33 and approximately 4 metres from the boundary with no. 37. Whilst a significant expansion of the host dwelling, the unimposing design of the rear extension ensures that it would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, this element of the proposal is to the rear of the property where it would not be visible from the public domain, and if the materials are to match those of the existing dwelling, it is deemed that the rear extension would have an acceptable impact on the host dwelling and character of the area.

Single Storey Side Extension

The proposed single storey side extension does not adhere to R16 design principle within the BDG in relation to separation distances as the proposal is set approximately 0.2 metres from the boundary with the neighbouring property. But, given the proportionate scale and unimposing design, the side extension would have likely have an acceptable impact on the appearance of the dwelling and wider area. The side extension would be visible from the public domain, but with the proposed materials to match those of the existing dwelling, any potential harm to the character of the area would be greatly limited.

Single Storey Front Extension

The proposed single storey front extension would have a pitched roof joining it to the host dwelling. The front extension would comply with the BDG as the building is set back from the street frontage, and the extension would only project forward 0.9 metres from the main building line. Overall, the front extension poses no harm to the appearance of the dwelling or wider character of the area.

Raising of the Roof

The main roof is being raised to accommodate deeper rafters for the new roof structure along with insulation requirements. This will result in the roof being raised by approximately 0.2 metres. Given the property is set down from the street scene due to a level change across the site, it is not considered that the raising of the roof by such a small amount would result in any harm to the appearance of the dwelling or wider character of the area.

Changes to Fenestration

A new rooflight is being inserted to the southern elevation serving the en-suite bathroom for bedroom 5. Rooflights are common features on residential properties, and this rooflight poses no harm to the character of the area.

In conclusion, the site is characterised by a spacious plot with a generous set-back from the street and good separation to neighbouring properties, reflecting the prevailing suburban pattern of development in this part of Wychwood Crescent. This sense of openness allows the property to accommodate a substantial extension without appearing cramped or overly dominant, ensuring that the proposed additions remain proportionate to both the host dwelling and the wider character of the area.

Neighbouring Amenity:

Part Single, Part Two-Storey Side Extension

The proposed part single, part two-storey side extension is set 2.7 metres from the boundary with no. 33 at the nearest point. The bulk of this development would be aligned with the driveway and parking area of the neighbouring property, and therefore it is not considered that it would introduce any significant overbearing or loss of light impacts on no. 33. With regards to overlooking, the only windows proposed on the side elevation are at ground floor level, and therefore it is not considered that these windows introduce any overlooking concerns.

A balcony is proposed to serve the master bedroom, and the wall on the northern elevation of the balcony projects further than the balcony, acting as a privacy screen.

This ensures that the balcony would not overlook the neighbouring property. Overall, this side extension poses no harm to neighbouring amenities.

Part Single, Part Two-Storey Rear Extension

The proposed part single, part two-storey rear extension is set 3 metres from the boundary with no. 33, and 4 metres from the boundary with no. 37. This ensures that there would be no adverse impacts with regards to overbearing or loss of light given the adequate separation distances. With regards to overlooking, no windows are proposed at first floor level on the side of the rear extension and therefore there are no concerns with regards to overlooking or a loss of privacy.

Single Storey Side Extension

The proposed single storey side extension would extend 3.35 metres from the side of the dwelling, and it would be single storey in nature. There are no windows proposed on the side elevation of the side extension, and given the single storey nature, there are no concerns on overlooking or loss of light grounds. 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 proposal is set 0.2 metres from the boundary with the neighbouring property, but an eaves height of 2.4 metres shows compliance with this guidance relating to overbearing.

Single Storey Front Extension

The proposed single storey front extension would extend approximately 0.9 metres forward of the front of the dwelling and would be single storey in nature. Given the single storey nature there are no concerns on overlooking or loss of light grounds, and with the proposed extension being central to the plot, it is not deemed that there would be any overbearing impacts associated with the front extension.

Raising of the Roof

The proposed raising of the roof will only result in the ridge height of the property raised by approximately 0.2 metres. Given the dwellings central siting on the plot, it is not deemed that this slight raising of the roof would result in any overbearing or loss of light impacts to neighbouring properties.

Changes to Fenestration

The new rooflight is serving the en-suite bathroom for bedroom 5 on the southern elevation. To ensure that this window is not overlooking the neighbouring property, a condition is recommended to ensure that the window is obscure glazed and non-opening below a height of 1.7 metres above the finished floor level of the roof.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Flooding and Drainage:

The application site is located within flood zone 1 and is not at risk from surface water flooding according to EA mapping. The Council's Drainage Officer was consulted on this application and they have commented stating that they have no objection to the extensions subject to a condition requiring details of the drainage system to be submitted to and approved in writing by the local planning authority. Given there would

be a very limited increase in the impermeable footprint on the site, it is considered too onerous and unreasonable to attach such a condition. 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):

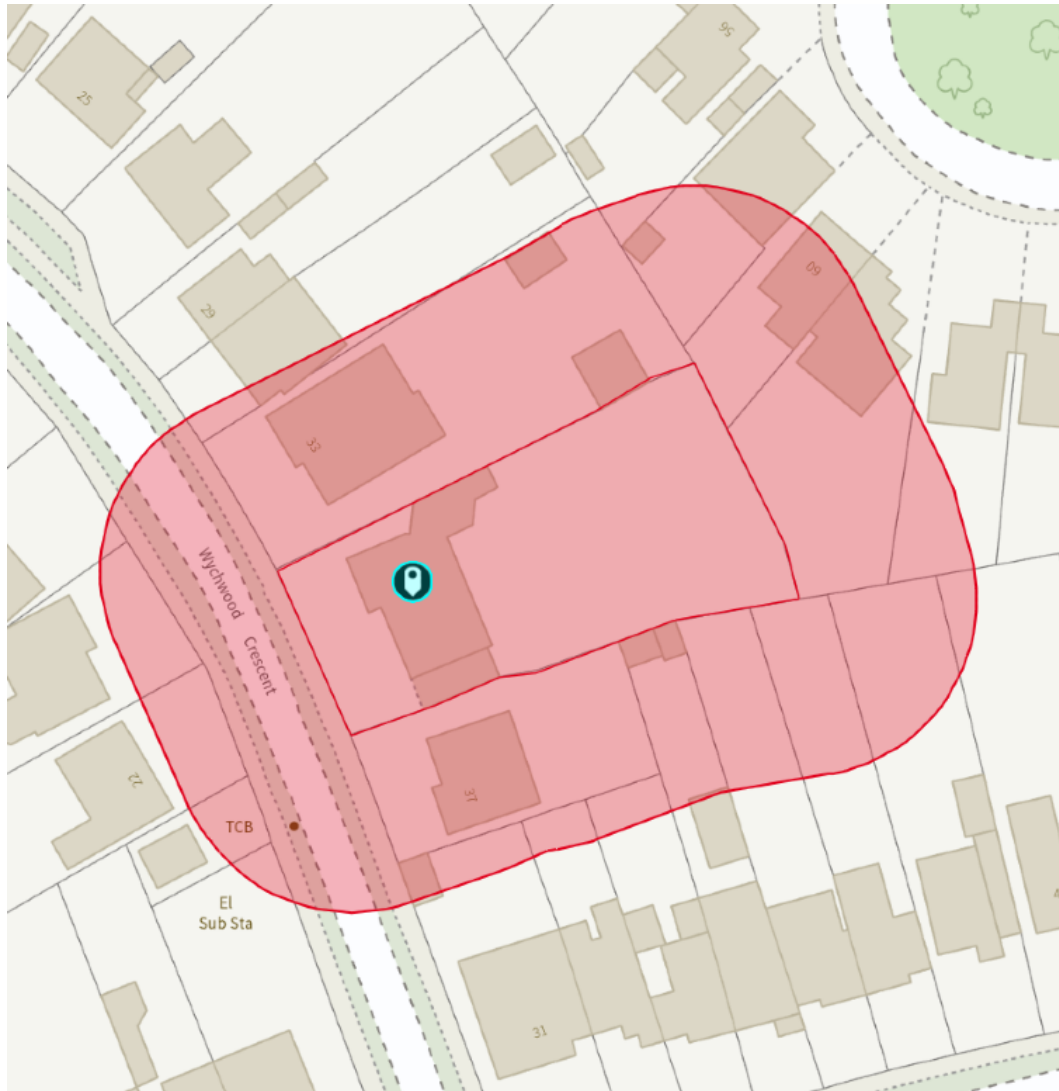
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	21 May 2026
Earliest date for decision:	22 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	21/05/26

PLANNING CONSTRAINTS/STATUS



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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

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: 2

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

Risk of Flooding from Surface Water | Total count: 1

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

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	KN752	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

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=473915,172259%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: 1

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

Parishes | Total count: 1

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