

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261381
Site Address:	459 Wokingham Road, Earley, Wokingham, RG6 7EL
Expiry Date:	11 August 2026
Site Visit Date:	7 July 2026
Proposal: Householder application for the proposed erection of two storey front and side extensions, a hip to gable roof extension and a part single part two storey rear extension with changes to fenestration, following demolition of the existing rear extension, front bay window and detached outbuilding.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC CIL: Not CIL Liable

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling.

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: R1 design principle within the Borough Design Guide states that *“residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing”*. The street scene in the surrounding area is varied in style and design of properties. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

The Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would be 2 storey in height and would project forward of the building line by approx. 1.50m. However, the BDG also states that *“front extension and porches are generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line”*. The projecting gable would be set back from the road by over 20m and would not project significantly forward of the building line. The gable would be set down from the main dwellings ridge height and would appear a subservient feature to the main dwelling as well as matching the new roof form of part of the main dwelling. As a result of the varied character along the street, such feature would not harm the street scene so is considered acceptable.

The BDG states that two-storey side extensions should seamlessly continue the design of the host dwelling and be clearly subservient by having it set back from the frontage, lower ridge height and/or significantly narrower bay width. In this case, the proposed side extension would not be set back from the existing front building line and the roof form would be altered from a hipped roof to a gable-ended roof. However, to mitigate the visual impact of the extension and maintain an appropriately proportioned appearance, the proposal would reduce the ridge height of the entire dwelling by approximately 600mm from its existing height. The result would be a lower overall roof profile than the existing dwelling notwithstanding the introduction of a full height side extension.

Furthermore, the submitted street elevations demonstrate that the surrounding section of Wokingham Road is characterised by a varied mixture in architectural

character terms with no overriding style. Given the wider context and the introduction of a gable in this location would therefore not appear incongruous. Taking this context into account, the hip to gable roof extension would not harm the character of the area.

Given this mixed character, the replacement of the existing hipped roof with a gable and the continuation of the side extension to the full ridge height with not set back from the front would not appear incongruous within the street scene. When viewed in conjunction with the reduced overall ridge height, the retained spacing to adjoining properties which preserves the visual gap between neighbouring properties as well as the varied architectural character of neighbouring dwellings, the proposal would relate well to the host dwelling and surrounding area and read as a sympathetic addition. Therefore, the side extension is not considered to result in harm to the character or appearance of the street scene despite not complying with the BDG.

The BDG states “*rear extensions should not project more than 4m from the main rear wall*”. The part single part two storey rear extension would project 6m at ground floor level and 4m at first floor level, thus not complying with the BDG. However, the host property has a very spacious garden to accommodate for such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The two-storey element would comply with the BDG in that it be 4m in depth, would be visibly set down from the ridge line of the host dwelling and as it would be sufficiently screened from view from the road, it would not adversely impact the visual amenity of the area.

Neighbouring Amenity:

Overlooking: The minimum front to front separation distance is 10m. The separation distance would be over 50m to the dwelling opposite, thus no overlooking concerns.

The windows on side elevation 1 remain unchanged, thus no overlooking concerns.

The ground floor openings on side 2 elevation would be similar to the existing arrangement as well as no.457 having a blank side wall, thus no overlooking concerns.

The first floor windows on the side 2 elevation will be obscured glazed as shown on plan WR-05 and serve non habitable rooms, thus no overlooking concern.

The ground floor openings to the rear will be screened by the existing boundary treatment, thus no overlooking concerns.

Currently, there is only 1 first floor rear window and with the proposal adding a further window, 2 in total. However, the new first floor en-suite window to the rear will be conditioned obscured glazed and is a non habitable room, thus no overlooking concerns.

The existing first floor rear window serves as a bedroom, and such is not changing

with the window outlook being similar to what currently exists. Most rear gardens in residential estates are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different outlook from the new window as part of rear extension and it's oblique angle/view of no.457 & 461 rear gardens. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area. The rear of the property backs onto railway line, thus no overlooking concerns.

Loss of Light: As shown on plan WR-04, the proposal would not result in harmful loss of light to the no.457 & no.461 and would not breach the 45-degree daylight test as advocated within the Council's Borough Design Guide and the BRE publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'.

Overbearing: Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access. The flank wall to side boundary separation distance on both side is 1m, thus complying with the BDG.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: WBC's adopted parking standards after development require 3 parking spaces for a 4 or more-bedroom dwelling. As shown plan WR-01, 3 parking spaces are provided, thus complying with parking standards.

Ecology: The submitted Preliminary Roo Assessment (ref: 243158/HRS) concludes there is negligible roosting opportunities for bats, no evidence of bats were recorded and no further surveys are considered necessary. Thus, no ecological harm.

Amenity Space: The remaining garden space would be great than 11m in depth, thus complying with the BDG.

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.

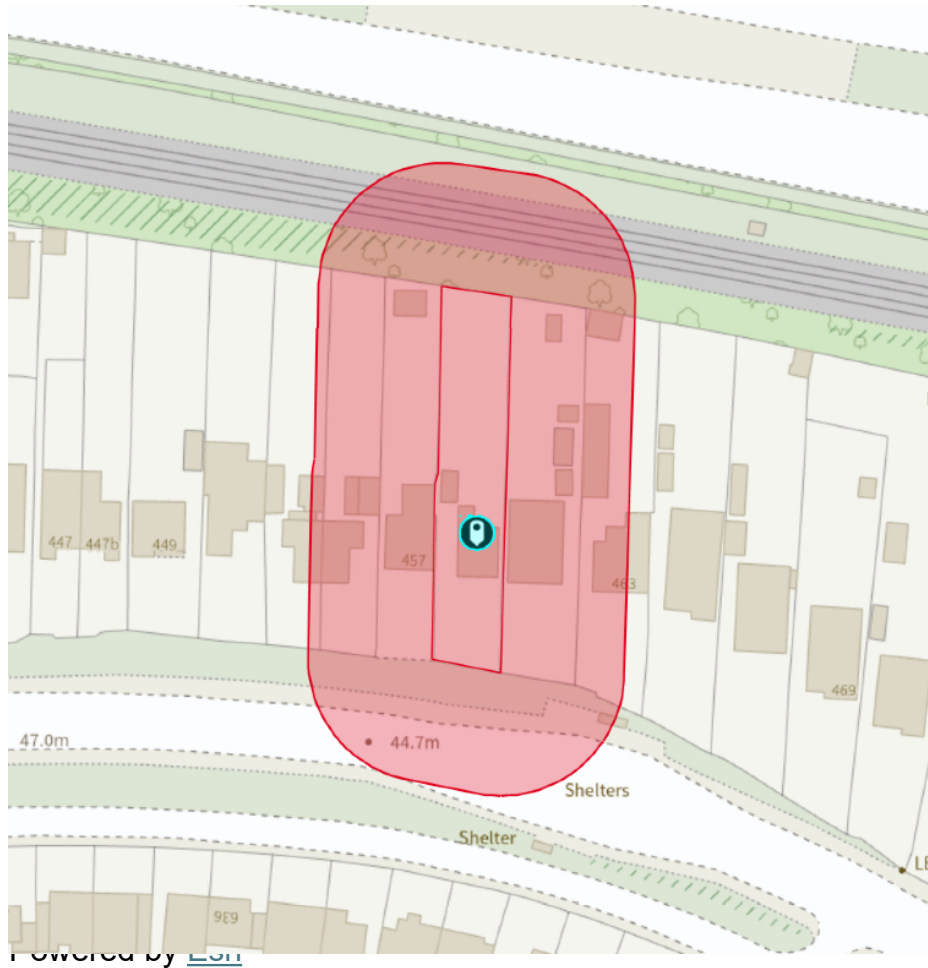
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	Approve
Date:	4 August 2026
Earliest date for decision:	7 July 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	6 August 2026

PLANNING CONSTRAINTS/STATUS



No legend

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

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route Enhancement Areas

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

Network Rail Railway Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Network Rail Estate (inferred)

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	PD718	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	PE718	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=&location=479921,172819%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

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	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m
2	South Lake Ward	0 m

Parishes | Total count: 2

#	NAME	Closest Approximate Distance
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1	Earley CP	0 m
2	Woodley CP	0 m