

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261421
Site Address:	38 Henley Wood Road, Earley, Wokingham, RG6 7EE
Expiry Date:	14 August 2026
Site Visit Date:	6 July 2026
Proposal: Householder application for the proposed rear conservatory.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
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 FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
201508	Householder application for proposed erection of a single storey front extension to create a porch.	Approve 20.07.2020

CONSULTATION RESPONSES

Internal
WBC Drainage- No objection subject to conditions.
External
None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The property is a semi-detached dwelling within the major development location of Earley. The property has a front porch and detached outbuilding and faces the railway. The development is for a proposed rear conservatory which extends out 2.8m and has a maximum height of 3m.

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 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 0.6 metres from the boundary with the neighbouring property. But, given its proportionate scale and unimposing design, the extension would have an acceptable impact on the appearance of the dwelling and wider area.

The proposed rear extension is single storey in nature and would not be visible from the public domain, and therefore the visual effect of the extension poses no harm to the character of the area.

Neighbouring Amenity:

Overlooking & Loss of Light:

The proposed single storey rear extension would extend 2.8 metres from the rear of the dwelling and would be single storey in nature. There are windows proposed on the side of the extension facing No. 40, however, the single storey nature of the extension and existing boundary treatment ensures that there are no issues on neighbouring amenity terms through overlooking or loss of light.

Overbearing:

To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extension should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set 0.6 metres from the boundary with the neighbouring property No. 40, but an eaves height of 2.2 metres raises no concerns on neighbouring amenity terms relating to the issue of overbearing.

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 2.8 metres in depth does not conflict with this guidance as garden space of approximately 15m remains.

Flooding and Drainage:

WBC Drainage have no objection to the principle of the development. However, as there will be an increase in the impermeable area and no drainage details have been provided, they recommend the following condition:

No construction shall take place until details of the drainage system for the site have been

submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan.

This is noted, however, as the rear extension is minor in scale and extends onto an existing patio, this condition has not been applied. Applying this condition would not meet the six tests for planning conditions as outlined in paragraph 57 of the NPPF.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore 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:	Yes/No/Not required
Recommendation:	
Date:	2 July 2026
Earliest date for decision:	17 July 2026
Recommendation agreed by: (Authorised Officer)	
Date:	

PLANNING CONSTRAINTS/STATUS

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

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath

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)

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
2	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	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m
2	South Lake Ward	11.19 m

Parishes | Total count: 2

#	NAME	Closest Approximate Distance
1	Earley CP	0 m
2	Woodley CP	11.19 m