

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251523
Site Address:	6 Kensington Close, Earley, Wokingham, RG6 4EY
Expiry Date:	17 October 2025
Site Visit Date:	13 October 2025
Proposal: Householder application for the proposed erection of a single storey side extension with associated alterations to side facing fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	One neighbour comment received that no proposed floor plans were submitted with the application. <i>Officer Comment:</i> The proposed plans were uploaded on 8th August. Therefore, the consultation period was restarted and ended on 30th August with no further comments.

APPRAISAL

Site Description: The site is a detached dwelling occupying a corner plot in the residential area of Lower Earley. It has a garage and driveway for off street parking. Vehicular access is via a shared driveway with no's 2, 3 and 8 Kensington Close.

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.

Proposal: Erection of a single storey side extension with associated alterations to side facing fenestration to facilitate the existing kitchen arrangement. It will have 3 rooflights and the existing window on the rear elevation will be replaced with no. 4 paned bifold doors. There will be no windows on the side elevation of the single storey side extension. The extension will have a sloping roof; the maximum height would be 3.8m to the top of the ridge and 2.4m to the top of the eaves. It would measure 6.5m in length, 2.4m in width, and there would be a 1.2m separation distance with the boundary fence.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

The street scene is a short residential cul de sac comprising a row of 3 no. detached properties with the application site occupying the corner plot at the far end. In this case, the single storey extension would be on the north facing side elevation and would not be visible from the public realm. Therefore, it would not have a harmful impact on the character of the area.

Overall, it would comply with CP1 and CP3 in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The single storey side extension will have no windows on the side elevation. Furthermore, the 3 no. rooflights will not directly overlook habitable rooms at the neighbouring Liberty of Earley House. Therefore, there are no concerns related to overlooking.

Loss of Light: The single storey side extension will be sited approximately 17m away from the flats to the Northeast at Liberty Earley House and screened by a tall hedge. Therefore, there are no concerns related to loss of light.

Overbearing: The extension would protrude beyond the existing garage wall by approximately 1.6m, the eaves height would be approximately 2.4m and the separation distance with the side boundary would be approximately 1.2m. Also, the proposal would not have a visual impact on neighbouring properties, and design provides a balanced response to the local context in terms of provision of external space.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and commented that the existing level of parking will be retained and this is considered acceptable to serve 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.

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
Recommendation:	Approve
Date:	15 October 2025
Earliest date for decision:	30 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/10/25