

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253060
Site Address:	22 Sibley Park Road, Earley, Wokingham, RG6 5UB
Expiry Date:	10 February 2026
Site Visit Date:	15 January 2026
Proposal: Householder application for the proposed erection of a single storey front extension to form enclosed porch, single storey side extension to form lean-to, garage conversion to create habitable accommodation, single storey rear extension, first floor side extension, plus changes to fenestration including the insertion of a Juliet balcony.	

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 CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
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 C5 – Parking and electric vehicle charging DH1 – Place making and quality design
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
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
None
External
None

REPRESENTATIONS

Parish/Town Council	Earley Town Council have commented in objection to this application on the following grounds: • The first-floor extension is out of character with the surrounding development and could cause a potential terracing effect. • The first-floor extension creates an overbearing built form against the adjoining property and is of an inappropriate scale. <i>Officer comments: This is addressed within the main report below.</i>
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application stating that they support the application.

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension to form an enclosed porch. A single storey side extension to form a lean-to. A single storey rear extension to form a family/snug room. A first-floor side extension to provide a walk-in wardrobe. The conversion of the existing attached garage to create a dining room and office. Plus, changes to fenestration including a Juliet balcony on the rear elevation.

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:

Front Extension

The proposed single storey front extension is infilling the existing porch by bringing the front door forward to where the existing porch is. This alteration is not increasing the footprint at the front of the dwelling and therefore it has no impact on the appearance of the dwelling or character of the area.

Single Storey Side Extension

The proposed single storey side extension will be a lean-to extension that extends 1.1 metres from the side of the dwelling to the boundary. Given the sites location on a corner plot, and with the amenity land being maintained on the other side of the existing fence up to the road, it is deemed that the single storey side extension poses no harm to the character of the area.

Rear Extension

The proposed 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 right on the boundary with the neighbouring property. However, given its proportionate scale, and with materials matching those of the existing dwelling, it is deemed that the proposed rear extension poses no harm to the appearance of the host dwelling or wider character of the area.

First Floor Side Extension

The proposed first floor side extension will extend right up to the boundary with the neighbouring property. Whilst the side extension is not set in from the boundary or set down from the maximum existing ridge height of the property, it is set back from the existing front gable projection. The gable projection provides a clear central focal point of the dwelling, and the first-floor side extension would retain this feature and still appear as subservient to the gable projection.

In terms of creating a potential terracing impact, whilst the proposal is set right on the boundary with 21 Sibley Park Road, these two semi-detached properties are somewhat standalone in the cul-de-sac. There is also a variety of dwellinghouse styles in the immediate vicinity including much larger detached properties at 23, 24 and 25 Sibley Park Road. The application property and its immediate neighbour are not in a row with any other houses, and the road to the north-east and the residential gardens to the south-west, greatly limits any future extensions. Therefore, while a potential 'terracing' of these two properties would occur, in this instance, it would not be so harmful as to significantly detract from the character of the surrounding area.

Figures 1 and 2 below are screenshots taken from Google Maps showing nos. 23 and 25 Sibley Park Road respectively. These show examples of the other large dwellings within the same cul-de-sac as the application site. Notably, no. 23, which is located opposite the application site would be somewhat comparable with the width of the application site and its immediate neighbour (no. 21) if both were to do a first-floor side extension. This further demonstrates that the any potential terracing impact as a result of the first-floor side extension would not significantly impact upon the character of the area enough to warrant a reason for refusal of this application.



Figure 1: Google Maps screenshot of no. 23 Sibley Park Road



Figure 2: Google Maps screenshot of no. 25 Sibley Park Road

Therefore, with materials to match those of the existing property, it is deemed that the first-floor side extension would have an appropriate impact on the appearance of the dwelling and the wider area.

Garage Conversion

The proposed garage conversion will see the garage door being replaced with a window. This alteration poses no harm to the character of the area.

Changes to Fenestration

At ground floor levels the proposed fenestration changes will see a new side window inserted to the ground floor bathroom, and the existing kitchen and dining room windows/sliding doors will be replaced by one large set of bi-fold doors. And at first-floor level, the proposed bedroom 1 window is being replaced with a Juliet balcony. These fenestration changes pose no harm to the appearance of the dwelling and will not impact upon the character of the area.

Neighbouring Amenity:Front Extension

The proposed single storey front extension poses no harm to neighbouring amenity.

Single Storey Side Extension

The proposed single storey is set away from neighbouring properties and features no fenestration. As such, it poses no harm to neighbouring amenities.

Rear Extension

The proposed single storey rear extension would extend 6 metres from the rear of the dwelling, and it is single storey in nature. No windows are proposed on the side elevation facing the neighbouring property, and therefore there are no concerns on loss of light or overlooking 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 proposed development is set right on the boundary with the neighbouring property, but an eaves height of 3 metres shows compliance with this guidance relating to overbearing.

First Floor Side Extension

The proposed first floor side only features fenestration on the front and rear elevation, and this raises no concerns with regards to overlooking. In terms of overbearing and loss of light, the side extension does not extend beyond the rear of the neighbouring property, or beyond the front of the neighbouring garage, and it is well contained within the existing footprint. As such, it is not deemed that the side extension raises any concerns on overbearing or loss of light grounds.

Garage Conversion

The proposed garage conversion poses no harm to neighbouring amenities.

Changes to Fenestration

The proposed ground floor fenestration changes pose no overlooking concerns. Additionally, the Juliet balcony offers the same outlook as a rear window because you cannot step out onto the balcony, and therefore this also raises no concerns with regards to overlooking.

Residential Amenity Space:

The proposed single storey rear extension would result in the loss of approximately 21m² of garden area. Given that approximately 70m² of private rear garden space would remain, it is deemed that the rear extension would not significantly impact on the usability of this space for current and future occupiers.

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.

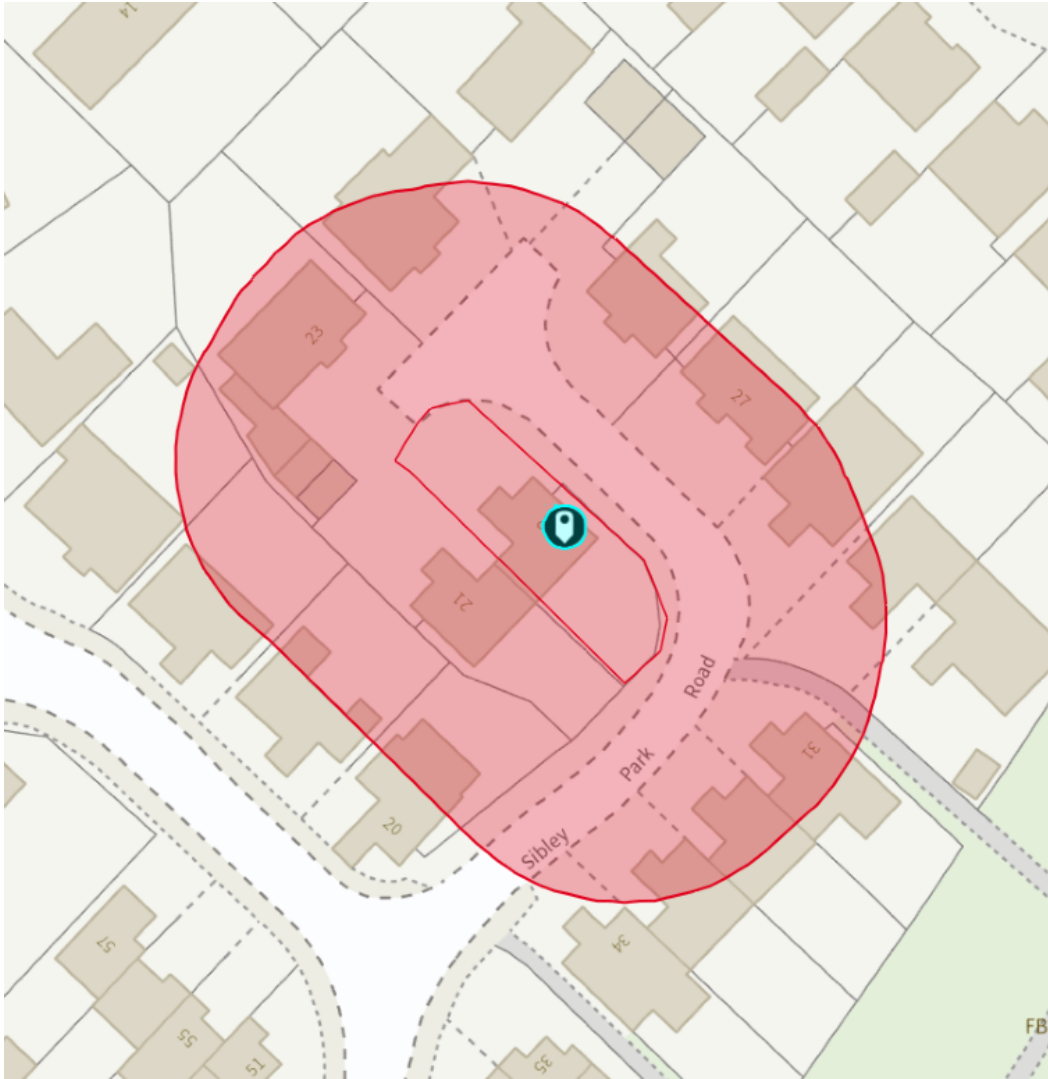
Community Infrastructure Levy (CIL):

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:	Approved
Date:	9 February 2026
Earliest date for decision:	10 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	09/02/26

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 Accident Hazard Pipeline | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Safety Hazard Area - Major Accident Hazard Pipeline	Crockmore Farm / Bramshill (P067)	Health and Safety Executive

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

Great Crested Newt Impact Risk Zones | Total count: 1

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

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=&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