

Flush Extension Precedent Study

14 Norfolk Close, Wokingham, RG41 3AF

30.01.2026

Job No: 2038



JAKE
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PLANNING & BUILDING DRAWINGS

Purpose of this document

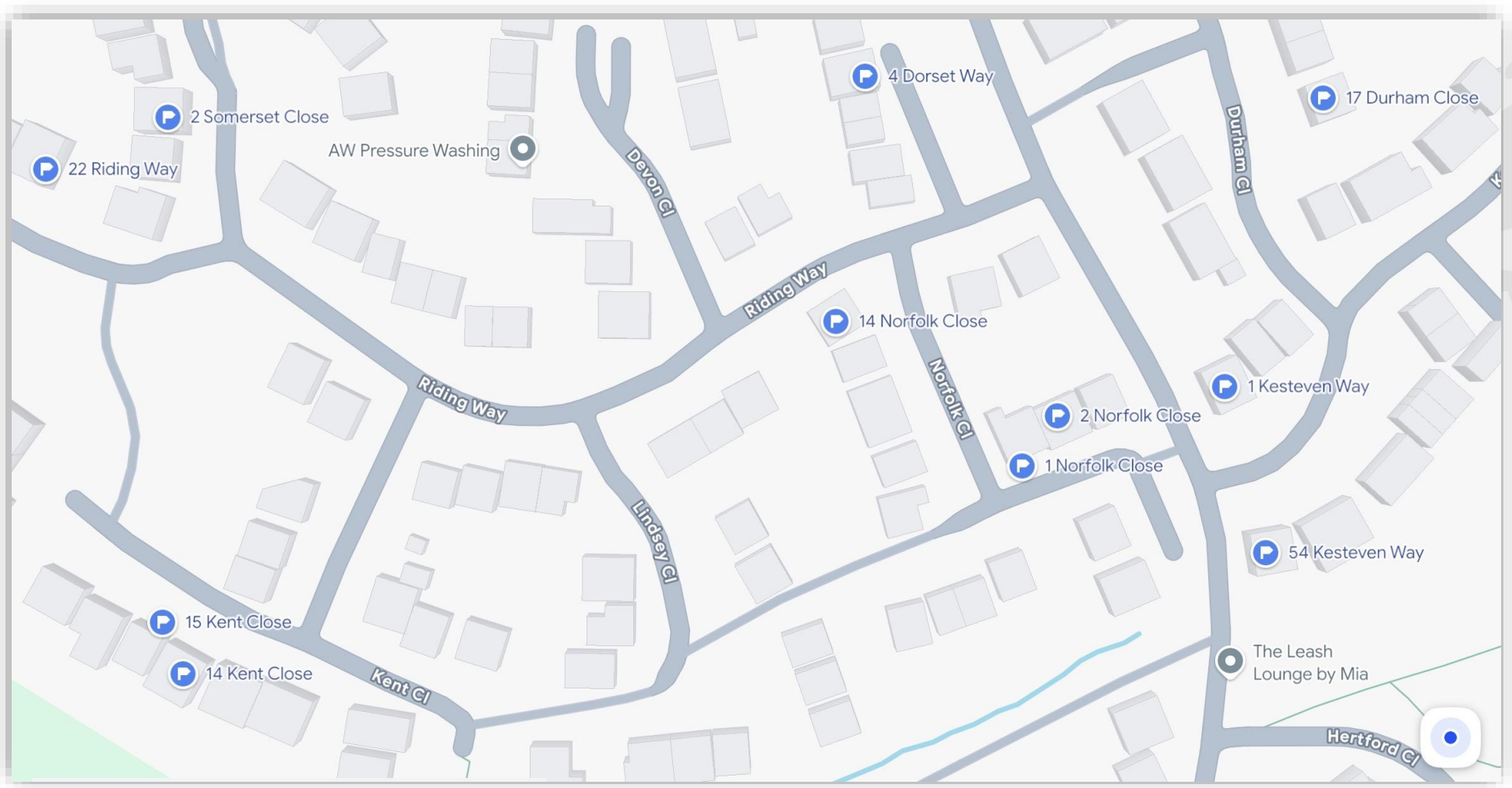
This document has been prepared to support the accompanying householder planning application. Its purpose is to demonstrate that flush side extensions are an established and accepted form of development within the immediate surrounding area.

The examples included show nearby residential properties where extensions align with the original building line, resulting in a cohesive and visually balanced appearance. These precedents illustrate that flush extensions can sit comfortably within the street scene, preserve the character of the host dwelling, and avoid harm to neighbouring amenity.

The document is provided to assist the Local Planning Authority in assessing the proposal in the context of its surroundings and in line with the principles set out within the Wokingham Borough Design Guide, particularly those relating to residential extensions, character, scale, and integration with the original building.

It is intended to demonstrate that the proposed development follows a well established local pattern of development and represents a logical and appropriate form of extension for the host property.





Location Map



1 Norfolk Close



2 Norfolk Close



1 Kesteven Way



54 Kesteven Way



2 Somerset Close



4 Dorset Way



14 Kent Close



15 Kent Close



17 Durham Close



22 Riding Way