

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252924
Site Address:	21 Wickham Road, Earley, Wokingham, RG6 3TE
Expiry Date:	5 February 2026
Site Visit Date:	28 November 2025
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory.	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
252240	Application to remove condition 6 of planning consent 39117 for the proposed first floor side extension over existing garage to enlarge bedrooms plus erection of conservatory at rear of dwelling. Condition 6 relates to future works to the dwelling.	Withdrawn: November 2025
251868	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00m, for which the maximum height would be 2.50m and the height of the eaves 2.43m.	PA not available: September 2025
131881	Proposed erection of single storey side extension to dwelling (Demolition of detached garage)	Approved: April 2013
120160	Proposed conversion of existing integral garage to additional habitable accommodation, plus single storey front extension to dwelling (amendment to planning consent F/2011/1885).	Approved: April 2012

112049	Proposed conversion of existing integral garage to additional habitable accommodation, plus single storey front extension to existing front porch.	Approved: October 2011
960841	Proposed Erection Of Detached Garage	Approved: October 1996
39117	First floor side extension over existing garage	Approved: April 1992
18882	Deatched house and garage	Approved: November 1982

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site is located within a residential setting of Earley. This application seeks planning permission for the erection of a single storey extension to the rear of the host property.

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 extension would have little effect on the setting of Wickham Road due to its discreet location within the site. In any case, it would appear as a subservient and well-integrated addition to the host property, thus complying with the principles of Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Although the extension would increase the extent of built form along the shared boundary with No. 23, its modest height and limited depth are considered sufficient to mitigate any potential impact on the neighbouring property. Furthermore, there are no concerns regarding overlooking due to the ground-floor nature of the enlargement.

Flooding and Drainage: The existing dwelling is located within Flood Zone 2 and in an area known to experience significantly high groundwater levels. While the applicant has submitted a Flood Risk Assessment (FRA), it is considered that the document lacks sufficient detail to demonstrate that the proposed development would not adversely impact flood risk. However, given the modest scale of the extension, this issue can be addressed through the imposition of a planning condition requiring the submission of detailed drainage information, as suggested by the Councils Drainage Officer. The Agent has agreed to this approach.

Conclusion: For all the above, the proposal is acceptable and the application 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
Recommendation:	Approve
Date:	22 January 2026
Earliest date for decision:	4 January 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	22 January 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Earley*
- *Flood Zone 2*