

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252881
Site Address:	3 Buckhurst Way, Earley, Wokingham, RG6 7RL
Expiry Date:	28 January 2026
Site Visit Date:	15 January 2026
Proposal: Householder application for the proposed erection of a part single/ part two storey front/side/rear extension following demolition of existing garage, rear extension, dormer and chimney.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

WBC CIL- No comments received.
WBC Ecology- No comments received.

External- N/A

REPRESENTATIONS	
Parish/Town Council	ETC raises no objection to this application.
Ward Member(s)	No comments received
Neighbours	1 letter received raising the following objections Overbearing Impact on Neighbouring Property - The proposed extension would have an overbearing impact on No. 1 Buckhurst Way due to its excessive bulk and massing. <i>(Officer Note: Addressed in Neighbouring Amenities section within the report.)</i> Lack of Subservience to the Original Building - The double-storey side and rear extensions are not subservient to the original building or neighbouring properties. <i>(Officer Note: Addressed in Neighbouring Amenities section within the report.)</i> Harm to Street-Scene Character and Rhythm - The side extension's proximity to the boundary and front elevation creates a crowded appearance that disrupts the street-scene character and rhythm. <i>(Officer Note: Addressed in Neighbouring Amenities section within the report.)</i> Loss of Light and Sense of Space to Neighbours - The double-storey rear extension projects too far into the garden, close to boundaries, harming light levels and sense of space for neighbouring properties. <i>(Officer Note: Addressed in Neighbouring Amenities section within the report.)</i> Non-Compliance with Wokingham Council Design Guide The proposal is not compliant with the Borough Design Guide (BDG) <i>(Officer note) While the proposal is not entirely compliant with all of the criteria within the Wokingham Council Design Guide, no significant harm has been identified as outlined in the assessment below.</i>
APPRAISAL	

Site Description:

The application site is located on Buckhurst Way within the major development of Earley. The existing building is a large two-storey detached property sat within a spacious and set back from the roadside.

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, in the major development of Earley 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:

CP1 of the Core Strategy requires the proposed erection of a part single/ part two storey front/side/rear extension following demolition of existing garage, rear extension, dormer and chimney to maintain or enhance the quality of the environment.

CP3 of the Core Strategy requires the proposed erection of a part single/ part two storey front/side/rear extension following demolition of existing garage, rear extension, dormer and chimney to be of an appropriate scale, mass, built form, height, materials and character to enhance the area together with a high quality of design.

The proposed works comprise a number of extensions and addition of gables. Nonetheless, when taking a general view of the proposed development, it is not considered that the works would fundamentally alter the character of the dwelling, especially when viewing the principal elevation of the property. In this respect, the sites contribution to the street scene would not significantly change as a result of the development. The following assessment exemplifies this.

The proposed front extension would extend c.2.91m off the existing side elevation where the existing garage used to stand. The extension would reach a max height of c.4.74m not extending past the current height of the existing dwelling, reaching max height of c.6.66m when measured to the top of the new proposed gable. The new proposed gable (measuring c.1.83m in height) is substantially smaller in size compared to the existing gable (measuring c.2.82m in height). The new gable is set back further from the existing dwelling by c.2.88m, therefore the extension appears as a suitably subservient addition to the front of the dwelling rather than increasing

the mass of the front elevation of the dwelling. A new ground floor bay window is proposed, however this is a subservient addition to the front elevation as there is an existing bay window.

The two storey side extension measures c.8.21m in width and c.4.89m in height. The roof is subservient in shape and size to the existing roof which is subservient to the existing dwelling and is seen as a modest addition to the dwelling. The proposed two storey extension complies with R23 of the Borough Design Guide as it is proposed to be set back c.2.88mm from the front facing building line.

The rear single storey extension measures c.9.43m in width, c.3.26m in height and projects c.4.58m (marginally greater than the 4m recommended within the Borough Design Guide) of the rear wall and the two storey rear extension measures c.6.55m in height, c.8.32m in width and also projects c.4.58m of the rear wall. The part single/two storey rear extension includes new proposed rooflights and new windows.

The proposed ridge rear lines of the roof do not match the host dwelling's roof in terms of their pitch as they are significantly smaller, however this does not have any significant impact on the character of the surrounding area as they are located in the rear and are not seen from the street scene. The roof becomes a crown roof due to the added gables and rear extension, however this does not have a negative impact on the street scene and character of the area.

CP3 of the Core Strategy requires the extensions to be of an appropriate material and character to the area together with a high quality of design. The part single/ part two storey front/side/rear extension are subservient to the existing built form as the materials used to construct the extensions will be made to match the rest of the main dwelling. These are identified on the application form to consist of brick walls to match the existing and roof tiles to match the existing.

Overall, while the proposed extensions are a large addition to the existing dwelling, however they are still well-proportioned to the host dwelling and are seen as a positive addition.

Neighbouring Amenity:

It is noted that both the immediate neighbours both have side-facing windows to habitable rooms which face towards the application site. Limited protection can be afforded to these neighbour's windows given that they effectively 'borrow' their outlook and daylight from the application site. However, the following assessment on potential impacts on residential amenity is made.

Overlooking:

There are new proposed windows on the side elevation facing neighbouring no.1 Buckhurst Way, however these are to be obscurely glazed therefore this would not provide an outlook onto neighbouring amenities. There are windows located on the side elevation neighbouring no.5 however the existing full height glazing will be replaced with new obscure glazed windows therefore there will be no risk of overlooking. There are new proposed rooflights on the rear and side extension, however given the afforded arc of outlook, separation distance and intermediary screening this will not result in detrimental material harm to neighbouring occupiers.

Loss of Light:

There will be significant no loss of light as the proposed extension passes the 45° test in plan and elevation form, in accordance with BRE Guidance when assessed against the ground floor lounge window of No.5 Buckhurst Way (principal window for a habitable room). The assessment undertaken accounts for the level changes in between these dwellings. As a result of this, there is no loss of light for this neighbouring property and no objections raised in this respect. Similarly, the rear facing habitable rooms windows of No. 1 Buckhurst Way would not be affected by the proposal.

Overbearing:

The There is a c.2.14m separation from neighbouring property no.1 Buckhurst Way and c.1.99m separation from neighbouring property no.5 Buckhurst Way- these are suitable separation distances and will avoid any overbearing issues. The proposed extensions are subservient to the existing dwelling and do not cause a threat of overbearing to the neighbouring properties.

Highway Access and Parking Provision:

Following the demolition of the existing garage there are 3 sufficient parking spaces proposed in front of the dwelling, following the WBC Highways standard of 2.4 x 4.8m. Therefore this is seen as acceptable.

Amenity Space:

R16 of the Borough Design Guide states “The Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable.” The proposed development will result in a small loss of garden space, however there is sufficient space remaining making it acceptable.

Ecology:

The Exec Summary of the Bar Survey states that: In line with best practice guidelines, a single separate dusk emergence survey is required on the property in order to establish the presence or absence of bats and the amount of effort is considered proportionate to the property and risk associated with the proposed works.

The dusk emergence survey was conducted on Wednesday 3 September 2025. A limited number of bats were seen and heard foraging in and around the site throughout the survey and none were seen emerging from or re-entering the property to roost.

This report confirms the findings of the survey, completed by an experienced licensed bat ecologist, in accordance with current best practice guidance where possible, and outlines any ecological constraints or issues with the proposed works.

The combined evidence from the DBW and activity survey provides a high level of confidence in support of the opinions set out in this report. No bats or evidence of bats were observed during the DBW, and no bats were seen entering or emerging from the

property during the activity survey. This indicates that the property has not been used as a roost by bats and that an EPSL from Natural England (NE) is not required.

WBC Ecology has not sent through any comments regards to this proposed development, therefore no further consideration of protection species is required, hence no bat conditions are recommended.

Conclusion:

In conclusion, the proposed erection of a part single/ part two storey front/side/rear extension following demolition of existing garage, rear extension, dormer and chimney would not detrimentally harm the character and appearance of the area, would not significantly harm the character of the area, neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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:	Not required
Recommendation:	Approve
Date:	27 January 2026
Earliest date for decision:	1 January 2026

**Recommendation
agreed by:
(Authorised Officer)**



Date:	28/01/26
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PLANNING CONSTRAINTS/STATUS
Insert where relevant