

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252195
Site Address:	5 Richborough Close, Earley, Wokingham, RG6 5PW
Expiry Date:	7 November 2025
Site Visit Date:	02/11/2025
Proposal: Householder application for the proposed erection of a two-storey side extension, a single-storey rear extension, and alterations to the front porch roof from flat to pitched, alongside associated fenestration changes to all elevations.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
151486	Householder application for the proposed erection of a two-storey side extension, single storey rear extension and alterations to existing front porch roof from flat to pitch.	Approved, 23/07/2025

CONSULTATION RESPONSES**Internal**

WBC Property Services – No comments received.
WBC Drainage – No objections, subject to a condition.
WBC Highways – No objections.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – No objections.
Ward Member(s)	No comments received
Neighbours	32 Easby Way, Lower Earley, RG6 3XA - Has queried the absence of a parking plan.

APPRAISAL**Site Description:**

The application site relates to a two storey, detached property located in an established residential cul-de-sac. The surrounding area is primarily characterised by semi-detached properties set in discernible groupings which are distinguished by repeated house type.

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 proposed part first-floor, part two-storey side extension would feature a matching gable roof form, set down from the main ridge and stepped back from the front elevation to appear as a subservient addition. Furthermore, a gap would be retained at first-floor level between the proposal and the side wall of no.4 Richborough Close, thereby preserving the characteristic green gap. As such, this element of the scheme would not adversely affect the character or appearance of the area.

The proposed single story rear extension would have a flat roof and would protrude approximately 4 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

The proposal involves the removal of the existing garage door and its replacement with a set of windows on the front elevation. While side garages with traditional garage doors are a common feature of the street, there is a noticeable degree of variation in how properties present to the road. Some dwellings have side garages that are set further back within the plot, creating variation in front façades. The proposed replacement windows would reflect the design and proportions of the existing fenestration which would preserve the character of the existing dwelling and overall, would be a modest form of development that would not have an adverse impact on the character of the area.

The proposal also involves the installation of a mono-pitched roof to extend across the front porch and garage. This is a modest addition that would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

The views offered from the first-floor fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement and would be positioned over 22 metres away from the rear elevation of neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the existing front driveway which could accommodate up to three vehicles would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 13 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 9 metres.

Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. The Council's Drainage Officer has reviewed the application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage Officer has subsequently recommended a condition be implemented which secures details of the surface water drainage system of the site prior to the commencement of development.

However, the Local Planning Authority considers that the condition would be disproportionate given the limited scale of the development. The increase in hardstanding would be minimal, as the extensions would occupy areas of existing built form or rear paved patio. As such, the remaining permeable areas within the site are considered sufficient to ensure that the proposal would not adversely affect surface water drainage or increase flood risk to the site or neighbouring properties.

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:	Approval
Date:	1 November 2025
Earliest date for decision:	14 October 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.11.2025