

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260717
Site Address:	12 Launcestone Close, Earley, Wokingham, RG6 5RY
Expiry Date:	21 May 2026
Site Visit Date:	30 March 2026
Proposal: Householder application for proposed erection of front extension to create a porch, garage conversion and rear infill extension.	

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 CC07 – Parking
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

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	ETC raises no objection to this application.
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Ward Member(s)	No comments received
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Neighbours	No comments received
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APPRAISAL

Site Description:

The application site is located on a small residential cul-de-sac on Launcestone Close within the major development location of Earley. The existing building is a semi-detached 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, within 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.

Character of the Area:

CP1 of the Core Strategy requires the proposed erection of front extension to create a porch, garage conversion and rear infill extension to maintain or enhance the high quality of design.

CP3 of the Core Strategy requires the proposed erection of front extension to create a porch, garage conversion and rear infill extension to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The rear infill extension will measure c.2.27m in width, c.1m in depth and c.3.02m in height. Given its proportionate scale and unimposing design, it is deemed that the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, part of the proposal is to the rear of the property where it would not be visible from the public domain, and this further demonstrates that the proposal poses no detrimental harm to the character of the area.

The proposed single-storey front extension will project c.2m of the front wall and measure c.3.11m in height and c.4.75m in width. Whilst a notable addition to the frontage, the dwelling's building line is staggered compared to the adjoining no.10 Launcestone Close and other properties to the east, meaning the extension would not exceed the principal building line of the street. As such, its visual prominence would be limited and would have an acceptable impact on the character of the area.

The proposed garage conversion will provide a new study, WC and playroom and would not introduce any detrimental harm to the character of the area since it primarily involves internal alterations.

Neighbouring Amenity:

Policy CP3 states the proposed erection of front extension to create a porch, garage conversion and rear infill extension should not have any detriment to the amenities of adjoining land users including open spaces or occupiers' quality of life.

Overlooking:

No windows are proposed on the side elevations of both front and rear extensions and given the single-storey nature and modest depth of both the front and rear extensions there are no concerns relating to neighbouring amenities on loss of light or overlooking grounds.

The new ground floor front and rear windows serving the extensions would provide outlooks of the site's rear garden and front driveway, with no overlooking opportunities afforded onto neighbouring sites.

Loss of Light:

Given the limited bulk of the extension being single storey and the proposal's acceptable relationship with neighbouring dwellings this would not constitute grounds for objection. Adequate separate distance would also be provided from the nearest habitable rooms windows of neighbouring dwellings to ensure no significant loss of light would occur.

Overbearing:

The proposed single-storey rear infill extension and single storey front extension does not adhere to R16 in the Borough Design Guide in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, the proposal does not have any separation from the boundary as the proposal is set right on the boundary with the neighbouring properties (no.10 and no.14). However, the front elevation of neighbouring property no.10 is set c.1.91m forward. Given the proposal's single storey scale and location adjoining boundary treatment it would not significantly overbear on adjoining occupiers as to stand contrary to CP3 of the Core Strategy.

Overall, the proposed rear and front extensions pose no harm to the neighbouring amenities.

Highway Access and Parking Provision:

Despite the garage being converted, there are 2 external parking spaces provided at the front of the property, which complies with the Council's Parking Standards for a property of this size.

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 infill rear extension will result in a minor loss of c.1.25m garden space at the rear of the dwelling, however there will be sufficient space remaining with c.10.22m in depth and c.8.15m in width. This is slightly under the recommended space, however it is still deemed

Conclusion:

In conclusion, the proposed single-storey front extension, single-storey rear extension and garage conversion would not detrimentally harm the character and appearance of

the area, would not significantly harm 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 subject to conditions.

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:	20 th May 2026
Earliest date for decision:	16 April 2026

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Recommendation agreed by: (Authorised Officer)	
Date:	20/05/26

PLANNING CONSTRAINTS/STATUS

Insert where relevant