

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260728
Site Address:	The House In The Trees, Maiden Erlegh Drive, Earley, Wokingham, RG6 7HP
Expiry Date:	21 May 2026
Site Visit Date:	8 October 2025
Proposal: Householder application for proposed erection of a part single, part two storey front/side extension, a rear dormer to include a Juliet balcony along with changes to fenestration and chimney removal.	

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
000880	Proposed demolition of existing dwelling and erection of 8 flats with associated parking.	Appeal Dismissed 04/10/2000

002062	Proposed erection of 8 flats with associated parking. Demolition of existing dwelling.	Refused 26/10/2000
050468	Proposed erection of one replacement garage with hobby room/storage over.	Approved 13/05/2005
121927	Application for a certificate of lawfulness for the proposed change of use of room above garage to be used as a bedroom (C3(A) use).	Approved 27/07/2012
191059	Householder application for the proposed conversion of existing detached garage to a residential granny annex building including changes to fenestration.	Approved 23/07/2019

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to conditions
WBC Ecology Newts – No comment
WBC Ecology – No comments received
WBC Green Infrastructure – No comment

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this proposal. They object to the Juliette balcony due to the reduced privacy it may cause to their property. <i>Officer comments: This will be assessed within the 'Neighbouring Amenity' section of the main report below.</i>

APPRAISAL

Description of Development:

This application seeks permission to erect a part single, part two storey front/side extension. This would provide a gym / games room, shower room and extended entrance hall at ground floor level, and a library / office, plus extension to the master bedroom at first floor level. Additionally, some fenestration changes are also proposed.

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:

Side / Front Extension:

The Borough Design Guide (BDG) states that “side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”. Guidance in the BDG for front extensions states that they are “generally only acceptable where the building is set well back from the street frontage in a large plot” and that they “should not project significantly forward of the building line”.

The extension features a gable projection on the front elevation, and this is set back from the front building line by 0.95 metres. The main bulk of the front extension is then set back from the front building line by 1.65 metres at ground floor level and 2.65 metres at first floor level. In terms of height, the gable projection is set just down from the ridge height of this section of the roof, and the side extension would match the height of this section of roof. Notably this section of the roof is set down 1.15 metres from the highest point of the dwelling.

In terms of distance to the boundary, the side extension will extend 3.5 metres from the side of the house, and a separation distance of approximately 2.5 metres to the boundary with the neighbouring property demonstrates compliance with guidance in the BDG and this is found as acceptable.

Overall, whilst the side/front extension doesn't fully comply with guidance in the BDG, the extension would appear as a subservient addition to the dwellinghouse, and there would be no negative or detrimental impacts to the character of the area.

Fenestration Changes

The proposed fenestration changes will see one en-suite bathroom window added at first-floor level to the eastern side elevation, and another to the rear elevation. Additionally, the large window serving the master bedroom on the rear elevation will be replaced by a Juliet balcony. The Juliet balcony will also feature a small gable projection above it that is well contained within the main roof. These changes to fenestration, and the small gable projection, pose no harm to the appearance of the host dwelling or wider character of the area.

Neighbouring Amenity:

Side / Front Extension:

The proposed extension is set 2.5 metres from the boundary with the neighbouring property. The extensions are also wholly aligned with the neighbouring property and do not project forwards or backwards compared to the building line of the neighbouring property. For these reasons, the proposal does not raise any concerns on neighbouring amenity grounds relating to overbearing or loss of light. With regards to overlooking,

there are no windows proposed on the side elevation of the new extensions, and therefore there are no concerns on overlooking grounds.

Fenestration Changes

The proposed first-floor window on the eastern side elevation may slightly overlook the private rear amenity space of the neighbouring property. To ensure there are no overlooking concerns, a condition is recommended to ensure that this window will be obscure glazed and non-opening below 1.7 metres above the finished floor level. The new bathroom window on the rear elevation raises no concerns with regards to overlooking at the outlook is down the rear garden.

The proposed Juliet balcony will have its outlook over the length of the rear garden of the application site in a relationship typical of detached residential properties. Moreover, the balcony would not look directly towards any habitable room windows of neighbouring dwellings. As such, there are no concerns on neighbouring amenity grounds relating to overlooking or any loss of privacy.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Landscape and Trees:

The Council's Landscape and Trees Officer was consulted on this application and they have no objection to the proposal subject to two suggested conditions. One requiring a simple landscaping scheme to be submitted, and the other requiring the protection of trees on site.

Given the level of works proposed, it is not deemed that a condition requiring a landscaping scheme will be necessary in this instance, and accordingly this condition is not recommended. However, the condition requiring protection of trees in accordance with the submitted AIA is recommended.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	18 May 2026
Earliest date for decision:	16 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18/05/26

PLANNING CONSTRAINTS/STATUS

Map Report Affordable Housing (2025) Information Map of the City of San Francisco showing the distribution of affordable housing units by geographic area. Legend: - Green: Affordable Housing Units (2025) - Red: Affordable Housing Units (2025) - Blue: Affordable Housing Units (2025) - Yellow: Affordable Housing Units (2025) - Pink: Affordable Housing Units (2025) - Grey: Affordable Housing Units (2025) - White: Affordable Housing Units (2025)																	
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