

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251857
Site Address:	15 The Crescent, Earley, Wokingham, RG6 7NW
Expiry Date:	9 October 2025
Site Visit Date:	5 September 2025
Proposal: Householder application for the proposed erection of a single storey rear extension with associated rear-facing fenestration alterations.	

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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
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
100643	Proposed erection of two storey rear extension, plus raising of roof to create a first floor and habitable accommodation in additional loft space.	Approved 25/11/2010
101482	Proposed erection of two storey rear extension to dwelling, plus raising of existing roof to create first floor.	Refused 14/05/2010
111414	Proposed erection of two storey rear extension, plus raising of roof to create a first floor and habitable accommodation in additional loft space with rear dormer extension.	Approved 03/08/2011

122364	Application for a certificate of lawfulness for the proposed erection of a single storey pitched roof detached games and store room in rear garden.	Approved 13/03/2012
171383	Householder application for the proposed two storey rear plus raising of roof to provide additional first and second floor accommodation with flat roof rear dormer and insertion of 1 no rooflight in front and side elevations. Demolition of existing garage.	Withdrawn 17/07/2017
212043	Householder application for the proposed raising of the outbuilding roof for additional ancillary use with 6 no. roof lights.	Approved 08/09/2021
220864	Householder application for the proposed replacement roof of the existing outbuilding, with raised ridge and eaves height, to also include 6no. rooflights.	Approved 21/04/2022
241352	Householder application for the proposed raising and modification of the roof of the existing detached outbuilding to form first floor accommodation, plus insertion of rear rooflights.	Refused 13/09/2024
242396	Householder application for the proposed raising of the roof of the existing detached outbuilding to form loft accommodation, plus insertion of rooflights to front and rear elevations.	Approved 05/11/2025
251216	Householder application for the proposed erection of a single storey rear extension.	Approved 08/07/2025
251247	Application for non-material amendment to planning consent 242396 to install 2 no. first floor side windows and amend internal layout.	Approved 09/06/2025

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions. *Officer comments: This will be discussed within the main report below.*

WBC Highways – No comment

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council raise no objection to the application, but they have raised concerns over the potential use of the property as a HMO.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear extension (4.5m x 7.3m) to the dwelling to provide an extension to the kitchen / living room.

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 single storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set over 1 metre from the boundaries with neighbouring properties. Additionally, given the proportionate scale and unimposing design of the rear extension, it is deemed that it would have an acceptable impact on the appearance of the dwelling and wider area. The extension is to the rear of the property where it would only be partially visible from the public domain via limited views, and with the proposed materials to match those of the existing dwelling, it is not deemed that the extension poses any significant harm to the character of the host dwelling or surrounding area.

Neighbouring Amenity:

The proposed single storey rear extension would extend 4.5 metres from the rear of the dwelling and would be single storey in nature. Windows are proposed on both of the side elevations of the rear extension, but given the single storey nature, there are no concerns on overlooking or loss of light grounds. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed rear extension is set 1.65 metres from the nearest side boundary, but an eaves height of 3 metres shows compliance with this guidance relating to overbearing. Overall, it is not considered that the proposed rear extension poses any harm to neighbouring amenities.

Residential Amenity Space:

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

Flooding and Drainage:

The Council's Drainage Officer has no objection to the proposal subject to a condition requiring details of the existing drainage system to be provided prior to construction starting. Given the modest size of the extension, and as it is being erected onto an area of existing hardstanding, it is considered too unreasonable and unnecessary to request details of the drainage system. Accordingly, this condition is not 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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	3 October 2025
Earliest date for decision:	10 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	03/10/25

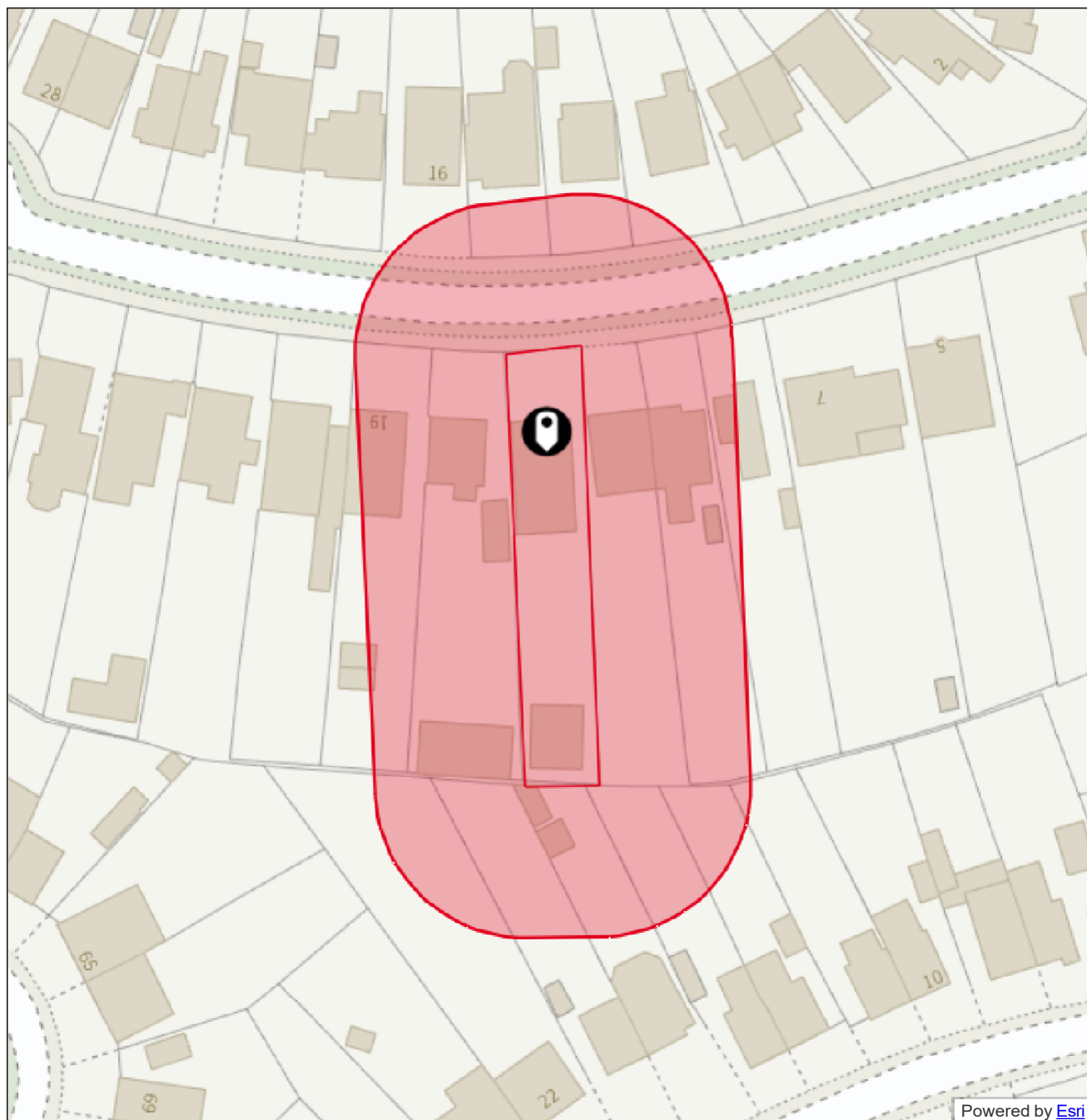
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 4,544.53 m²

Date: Mon Aug 04 2025 14:36:37 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	MT722	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000-res=&location=473915,172259%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m