

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261125
Site Address:	524 Wokingham Road, Earley, Wokingham, RG6 7JB
Expiry Date:	9 July 2026
Site Visit Date:	4 June 2026
Proposal: Householder application for the proposed removal of the existing detached garage, erection of a two-storey front and side extension, front porch canopy and changes to fenestration.	

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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging
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
090870	Proposed erection of two storey side and front extension to dwelling, plus demolition of existing garage.	Approved 11/11/2009

091490	Proposed erection of two storey side and front extension to dwelling (Demolition of existing garage).	Refused 27/08/2009
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CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One third party letter of observation received. Comments relate to: - The space labelled 'garage' does not meet WBC parking standards and should not be labelled as such. Officer comment: - While the garage may not meet the dimensions to park a large family car, the space can still be described as a garage. Many older properties boast 'garages' but would not be included as a parking space in Highways terms due to their size.

APPRAISAL

Site Description:

The application site consists of a one and a half storey semi-detached dwelling located on the southern side of Wokingham Road, Earley. The property comprises a semi-detached property, detached garage with wall link, small rear garden and large front garden and driveway providing off-street parking.

Proposal:

This application seeks approval for the removal of the existing detached garage and the erection of a two-storey front and side extension with a rear dormer. Also proposed is a mono-pitch porch canopy above the main entrance and changes to fenestration.

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:

Wokingham Road is a principal route linking Winnersh and Wokingham to the south with Reading to the north. The surrounding area is predominantly residential in character and contains a varied mix of dwelling types, including detached and semi-detached houses, bungalows, chalet bungalows and apartment buildings.

There is no strong or uniform architectural character within the immediate vicinity of the application site. The surrounding properties vary considerably in age, scale, design and appearance. Nevertheless, many dwellings share traditional suburban characteristics, including private driveways, front gardens and garages.

The proposal seeks permission for the demolition of the existing detached garage and the construction of a two-storey front and side extension, together with associated alterations. Policy CP3 of the Core Strategy requires development to be of an appropriate scale, massing, built form and character. Further guidance is provided within the Borough Design Guide SPD (BDG).

Whilst the BDG advises that front extensions should generally be limited to a single storey, it also recognises that front extensions may be acceptable where a dwelling is set well back from the street frontage. In this case, the host dwelling is positioned more than 18m from Wokingham Road, providing a substantial setback from the public realm. The proposal must therefore be assessed in its specific context.

The existing dwelling, constructed during the 1950s, is modest in scale and appearance and does not possess significant architectural or historic merit. Consequently, it makes a limited contribution to the wider character and appearance of the locality. Although the property originally formed part of a matching pair of semi-detached dwellings, the adjoining property has been altered through the addition of a front porch, side extension and rear dormer. The pair therefore no longer presents a uniform appearance.

Furthermore, mature boundary planting between the two dwellings significantly restricts views of the properties together, with each property typically experienced independently within the street scene. The proposal would also utilise part of the generous front garden area, allowing the existing limited rear garden, which has a depth of approximately 5m, to be retained.

In design terms, the extensions adopt a traditional form that reflects the existing pitched roof of the host dwelling. External materials, comprising matching roof tiles and a rendered finish, would be compatible with both the host dwelling and the surrounding area, where brick, render and concrete roof tiles are commonly found. The proposed ridge height would align with the existing roof ridge, consistent with the guidance contained within the BDG. The rear dormer would reflect the proportions and design approach of the existing front dormer and the dormer present on the adjoining property.

It would remain subservient to the host dwelling through its set-back from the side elevations and its position below the ridge line.

The removal of the detached garage would enable the proposed side extension to be positioned away from the eastern boundary. Although the development would increase the amount of built form at first-floor level, the resulting separation from no. 526 would maintain a discernible gap between the buildings. When viewed from the public realm, the extension would continue to be seen against the backdrop of mature vegetation within neighbouring rear gardens, thereby reducing its visual prominence.

Overall, the proposed development would appear sympathetic to both the host dwelling and the surrounding street scene. The extensions are proportionate in scale, respect the varied character of the area and would provide a visual enhancement to the property's frontage. Accordingly, the proposal would not result in harm to the character or appearance of the host dwelling, the wider street scene or the public realm, and is considered to comply with Policy CP3 of the Core Strategy and the guidance contained within the BDG.

Neighbouring Amenity:

Overlooking:

The proposal would introduce a first-floor dormer window in the rear elevation to serve a bedroom and a rooflight to serve a bathroom. The dormer has been sited in the eastern side of the roof, away from the adjoining neighbouring property. To the rear of the host site is the garden space of no. 1 Sutcliffe Avenue. The window would inflict oblique views of the neighbouring gardens. It is normally accepted that some overlooking of gardens by neighbours is inevitable in most medium to high density situations.

The proposed development would also introduce two additional first-floor windows in the front elevation to serve a bedroom. Page 47 of the BDG states that a 10m minimum separation gap should be retained between front-to-front elevations in order to maintain privacy. In this instance, a gap of more than 39m would be retained between the proposed fenestration and front fenestration of nos. 363 and 363a Wokingham Road. Therefore, the additional front fenestration would not generate any detrimental loss of privacy to neighbouring amenity.

There is also one first-floor window proposed in the flank elevation to serve a bathroom. As the room is non-habitable and as existing, the flank elevation already contains a bedroom window, it would not be reasonable to condition the bathroom window to be obscurely glazed, this will be left to the discretion of the property owners.

Loss of Light & Overbearing:

The proposed two-storey front and side extension has been carefully positioned to minimise its impact on neighbouring occupiers. In particular, the development is sited away from the adjoining semi-detached property to the east and complies with the guidance contained within the BDG which recommends maintaining a minimum 1m separation between extensions and side boundaries. The proposal complies with this requirement, thereby preserving a degree of openness between neighbouring properties.

The front extension would project approximately 3.2m beyond the principal front elevations of the adjoining dwellings. However, the extended built form would remain set approximately 3.65m from the shared western boundary and over 5m from the flank wall of no. 526 to the east. These separation distances reduce the visual dominance of the development and ensure that the extension does not appear unduly intrusive when viewed from neighbouring properties.

Furthermore, although the proposal incorporates a two-storey element, it has been designed as a one-and-a-half storey form, with the first-floor accommodation largely contained within the roof space. This approach reduces the perceived bulk and height of the extension, limiting any overbearing effect when experienced from adjoining residential properties.

In terms of daylight and sunlight, the host dwelling and neighbouring properties benefit from south-facing rear gardens. As a result, the proposed front and side extension would have limited potential to adversely affect levels of light. Any additional overshadowing experienced by no. 526 would be minor in nature, largely confined to the evening period and affecting the front driveway area rather than the rear private amenity space. No material overshadowing impact would arise to no. 522, as the extension is positioned on the opposite side of the dwelling and away from this neighbouring property.

Overall, having regard to its siting, scale, design and relationship with surrounding properties, the proposed development would not result in unacceptable overbearing impacts, loss of light or loss of privacy. The proposal is therefore considered to preserve the amenities of neighbouring occupiers and accords with Policy CP3 of the Core Strategy and the relevant guidance contained within the BDG.

Highway Access and Parking Provision:

The host dwelling benefits from a substantial front garden and driveway. The parking plan shows off-street parking for three vehicles which is acceptable to serve the proposed development.

Conclusion:

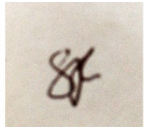
For the reasons set out in this report and subject to conditions, the proposal is acceptable in principle, as it complies with local policy and guidance and is recommended for approval.

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:	2 July 2026
Earliest date for decision:	16 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	8.7.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Green Route Enhancement Area

Maiden Erlegh & Whitegates Ward

Earley Parish