

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260598
Site Address:	7 Wilderness Road, Earley, Wokingham, RG6 7RU
Expiry Date:	08 May 2026
Site Visit Date:	15 April 2026
Proposal: Householder application for the proposed erection of a single storey side/rear extension, erection of terrace to single storey flat roof and changes to fenestration (part retrospective).	

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 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 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
240156	Householder application for proposed two storey rear/side extension. Single storey front extension to create porch, a garage conversion and side extension to create habitable living space with changes to fenestration. Demolition of existing single storey rear extension.	Approved 18/03/2024

CONSULTATION RESPONSES	
Internal	
None	
External	
None	

REPRESENTATIONS	
Parish/Town Council	Earley Town Council object to this application for the following reasons: - The applicant has failed to demonstrate that the balcony and screening does not overshadow no. 5. <i>Officer comments: Loss of light impacts will be assessed within the 'Neighbouring Amenity' section of the main report below.</i> - The block plan does not include the outbuilding. <i>Officer comments: The outbuilding does not form part of this application, and it is not necessary to be included in the block plan.</i>
Ward Member(s)	No comments received
Neighbours	Four neighbours have commented on this application and their concerns and objections are summarised below: - The rear extension will result in the annexe bedroom losing its window. <i>Officer comments: Revised plans have been received, and these include a window to the side elevation of the annexe bedroom.</i> - The proposed roof terrace seems overly large to serve a bedroom, and the privacy screen adds an overbearing bulk. <i>Officer comments: Revised plans have been received reducing the size of the balcony, and the overbearing impact is assessed within the 'Neighbouring Amenity' section of the main report below.</i> - The extension will project 6m beyond the end of the conservatory at no.5, impacting upon outdoor amenity and privacy. No assessment is made in terms of loss of light impacts to no. 5. <i>Officer comments: Loss of light will be assessed within the 'Neighbouring Amenity' section of the main report below.</i> - The rooflights on the terrace are large meaning the balcony cannot serve a meaningful purpose. <i>Officer comments: This is not a material planning consideration. While, the submitted plans indicate that the rooflights will be constructed from glass that is</i>

	capable of being walked on, Building Regulations would also need to be secured for the proposed development. • No clarity over the proposed materials. <i>Officer comments: A condition is recommended to ensure that the materials match those of the existing dwelling.</i> • There have been numerous breaches of construction regulations and granting retrospective permission would encourage further disregard for regulations. <i>Officer comments: The granting of retrospective planning permission does not encourage the disregard of construction regulations.</i> • The site notice has not been displayed. <i>Officer comments: It is not a requirement for a site notice to be displayed for an application of this scale. Additionally, all relevant neighbouring parties were notified of this application.</i> • The doors and windows on the southern side elevation are impacting privacy as there have been no privacy screens during the build. <i>Officer comments: This is noted, however, a boundary fence was in place during the planning officer's site visit on 15/04/2026.</i> • The owner has other rental properties and there may be plans to rent out the annexe and outbuilding. <i>Officer comments: The annexe will be conditioned to ensure that it remains ancillary to the main dwelling, and the outbuilding does not form part of this proposal.</i> • The retrospective proposal isn't an accurate representation of what has been built. <i>Officer comments: The description states that this application is 'part retrospective', meaning not all works proposed have yet been completed.</i> • The design and massing are out of character with the established pattern of development in the area. <i>Officer comments: This will be assessed within the 'Character of the Area' section of the main report below.</i> • Any further development on the site may cause disruption and disturbance. <i>Officer comments: Minor disturbance is a likely consequence of building works, but any excessive disturbance that would be deemed a statutory nuisance should be reported to WBC Environmental Health for investigation.</i>
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APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear extension to extend the annexe bedroom and the dining room. Plus, the creation of a terrace to the single storey flat roof area, this will include 1.8m high privacy screens on either side.

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:

Rear Extension

The proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distance as the proposal is set 0.3 metres from the boundary with the neighbouring property. Additionally, the BDG states that where rear extensions are sited close to a boundary, they should not project more than 4 metres from the main rear wall. This rear extension would be approximately 6.55 metres beyond the rear wall of the original garage, and 5 metres beyond the rear wall of the annexe bedroom approved under application 240156. The proposal does not comply with guidance in the BDG, however, the host dwelling sits within a spacious plot and given the proportionate scale and unimposing flat roofed design, it is deemed that the rear extension would have an acceptable impact on the appearance of the host dwelling and the wider character of the area. Plus, with the proposed materials to match those of the existing dwelling, any potential harm to the character of the area would be greatly limited.

Roof Terrace

The proposed roof terrace is central on the rear elevation, and it set away from the southern boundary by 3.5 metres and is approximately 5.4 metres from the northern boundary. Given that the balcony would not be visible from the public domain, it is deemed that it poses no harm to the appearance of the dwelling or wider character of the area.

Neighbouring Amenity:

Rear Extension

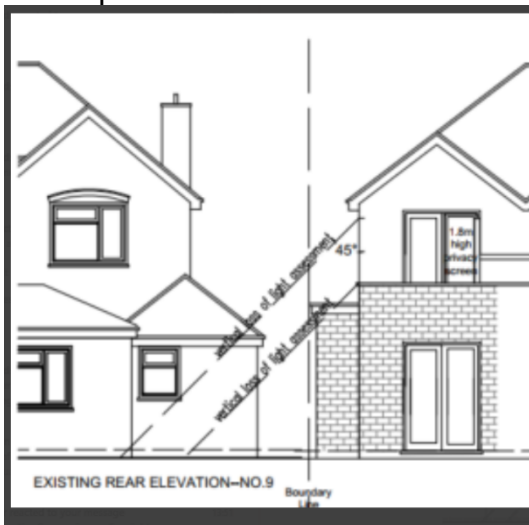
The proposed single storey rear extension would extend 8.25 metres at the furthest point from the current rear of the dwellinghouse, when measured from the rear wall of the bathroom annexe approved under application 240156. Notably, this is not beyond

the existing rear building line, and this 'squares-off' the single storey rear element applied for under 240156. A window is proposed on the side elevation to serve the annexe bedroom, however, given the single storey nature, it is not considered that there are any overlooking or loss of light concerns. 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 the side boundary. The proposed development is only 0.3 metres from the boundary, but an eaves height of 2.8 metres shows compliance with this guidance relating to overbearing.

Roof Terrace

The proposed roof terrace has 1.8-metre-tall privacy screens on either side. This ensures that the outlook from the terrace is down the length of the rear garden, and as such, no significant overlooking concerns are raised. Following receipt of revised plans, the proposed roof terrace has been brought in from the boundaries, and it is now 3.5 metres from the southern boundary and 5.4 metres from the northern boundary. Both the rear extension and roof terrace would marginally fail the horizontal 45-degree test to assess potential light impacts.

Therefore, the proposed rear elevation as submitted by the applicant demonstrates how the rear extension and privacy screens would comply with the vertical 45-degree line test (see extract below). As such, it is not considered that the proposed terrace and privacy screens would raise significant concerns with regards to overbearing or loss of light. To ensure the privacy screens are implemented, a condition is recommended to ensure they are installed prior to the first use and retained for the lifetime of the development.



Residential Amenity Space:

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

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:	7 May 2026
Earliest date for decision:	1 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	08/05/26

PLANNING CONSTRAINTS/STATUS

This report is designed to be printed on A4 Portrait (8.27" X 11.69") Paper

Print

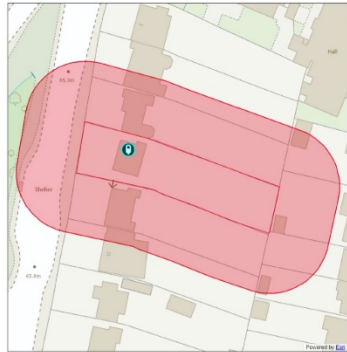
Close

Near Me Report

Area of Interest (AOI) Information

Area: 5,747.05 m²

Date: Wed Mar 11 2020 11:25:36 GMT+0000 (Greenwich Mean Time)



No legend

Affordable Housing Thresholds | Total count: 3

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

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	Sub-Type
1	Steep Sided and Gravel	Other Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	ABNE 13km Zone	This is the 13km Zone. A circular zone of 13km radius around all the four 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 100 metres (328.1 feet)	NO	YES

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition	L1705	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition	L1706	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NaturalSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check L84 Layer. Consult NaturalSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	SOURCE
1	https://bz.geodata.org.uk/PC2/Map.html?rccode=030000053000000&vector=&callback=473915_172259%26PC2%26page=1%26centre

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 of area	Closest Approximate Distance
1	Madden Ennigh & Whitelands Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m