

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260273
Site Address:	14 Firmstone Close, Earley, Wokingham, RG6 4JS
Expiry Date:	10 April 2026
Site Visit Date:	7 April 2026
Proposal: Householder application for the proposed erection of a two storey side extension and a single storey rear extension following demolition of existing garage.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 – Major Development Location - Earley
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements public rights of way C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
010764	Proposed single storey rear extension to dwelling and two storey side extension.	Approve 03 October 2001

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: A detached dwelling with attached garage in the residential area of Earley. The front garden has a driveway for parking and soft landscaping with a hedge adjacent to the highway. The rear garden is approximately 11m in length.

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.

Proposal: Following demolition of existing garage, the two-storey side extension would measure approximately 5m to the top of the eaves, 7m to the top of the pitch roof, and be set down from the main roof by 0.6m. There would be a separation distance of 1m from the side boundary, and it would be set back 0.3m from principal elevation.

- The ground floor would measure approximately 9.5m in depth and 2.7m in width. It would facilitate a home office with window at the front, a cloakroom with window on the side elevation, and a utility room with door to the rear. The rear wall would be in line with existing.
- The first floor would measure approximately 7.5m in depth and 2.7m in width. The front wall would align with the ground floor, and the rear wall would align with existing first floor rear wall. It would facilitate the enlargement of bedrooms 3 and 4 and an ensuite. There would be a window to the front and rear and no windows on the side elevation.

The single storey rear extension to enlarge the existing kitchen would measure 2.6m in width and 1.5m in depth. The outer walls would comprise bifold doors and the slopping roof with rooflight would be in line with existing.

The enclosed porch would measure approximately 1m in depth and 2m in width and bring the entrance door forward in line with the principal elevation.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a residential cul de sac comprising detached houses of a similar age and varying designs. The front gardens are open plan with grass, shrubs and driveways for parking. No 16 Firmstone Close is located opposite the application site and has a two-storey side extension.

In this case, the eaves height of the side extension would be in line with existing, the ridge would be set down approximately 0.6m from the main roof line, and the side wall would be at least 1m from the plot boundary. The front elevation would be set back approximately 0.3m from the principal elevation and the front porch would not project forward of the building line. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be disrupted.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy and would not cause harm to the character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

Overlooking: The back-to-back separation distance with no. 10 Chittering Close would be 28m; and the front-to-front separation distance with no. 16 Firmstone Close is approximately 19m; both measurements are more than the minimum distances recommended in the BDG. There are no side windows on the first floor and the small side window serving the cloakroom on the ground floor would not overlook the window of a habitable room. The rear bedroom window would provide an oblique elevated view of the rear conservatory roof at no. 12 Firmstone Close which has opaque glazing. The side facing glazed doors of the kitchen extension would be located approximately 5m from the side boundary which is a 1.8m closed board fence and would not overlook habitable rooms. Therefore, there would be no significant harm from loss of privacy because of the proposal.

Loss of Light: The 45-degree angle test is advocated within the British Research

Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In this case the rear wall of the two-storey extension would be set back from the rear wall and conservatory at no. 12 Firmstone Close where there are no side facing windows. At the front, the nearest window to a habitable room at no. 12 would comply with horizontal 45-degree angle test. Therefore, there would be no significant loss of light because of the proposal.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case the rear walls of the proposal would not project from the main rear wall and the two-storey side extension would be located 1m from the boundary and set back from the rear wall at no. 12. Therefore, the proposal would not have an overbearing appearance given that neighbouring occupants would still have access to adequate open space.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The proposal to demolish the garage will result in the loss of 1 parking space, and 1 no. additional habitable room. According to the WBC Car Parking Standards, the development of such scale in Urban location will require 3 parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable.

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:

Yes

Recommendation:

Approve

Date:

9 April 2026

Earliest date for decision:	25 February 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.04.2026