

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260509
Site Address:	11 Chicory Close, Earley, Wokingham, RG6 5GS
Expiry Date:	6 July 2026
Site Visit Date:	30 March 2026
Proposal: Householder application for proposed erection of single storey side extension, garage conversion and single storey rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP6 – Managing Travel Demand CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
252155	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.78m and the height of the eaves 2.55m.	Prior Approval Not Available 14 October 2025

CONSULTATION RESPONSES

Internal
WBC Highways- No Objections WBC Digital Solutions Scanning- No Comments Received
External
None Consulted

REPRESENTATIONS

Parish/Town Council	No objections
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to a semi-detached dwelling known as 11 Chicory Close. The property is situated within the defined settlement of Earley and forms part of an established residential cul-de-sac. The surrounding area exhibits a typical suburban character, with similar dwelling types, private gardens, and associated residential amenity space.

Proposal Description:

The application seeks planning permission for the erection of a single-storey side extension, garage conversion, and single-storey rear extension, together with associated alterations to the fenestration of the existing dwelling.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The dwellings in the area are predominantly irregular in form and do not conform to strict building lines, though, the vernacular is similar. Numerous properties within chicory close have already been granted planning permission for both side and garage conversions (243010 – 4 chicory close and 243069- 2 Chicory Close) which informs the character and appearance of the area. As such, the proposed development is consistent with the existing character of the area and does not appear out of place.

The proposed rear extension would project approximately 4 metres beyond the existing rear elevation of the dwelling. It would be single storey in height, measuring approximately 2.7 metres with a flat roof design. The rear extension would be well obscured from any public viewpoints, matching in materials to the existing dwelling and overall would be a modest addition to the property. Therefore, it would have an acceptable impact on the character of the area.

The proposed side extension would infill the area between the existing garage and the front of the dwelling, as the garage is currently set back from the principal elevation. The existing garage roof would be retained as a pitched roof, whilst the side extension would incorporate a flat roof. The extension would align with the existing building lines and would remain subordinate to the host dwelling. Overall, its impact on the character of the area would be acceptable despite the unorthodox flat roof projection to the front of the garage.

Neighbouring Amenity:

Overlooking:

The front elevation will include one window. This would not give rise to any overlooking concerns, as the window is at ground-floor level and overlooks the front amenity area. Furthermore, there are no neighbouring dwellings located directly to the front of the property.

The rear elevation includes one small window, 2 rooflights and doors; however, these are not considered to result in harmful overlooking, as the extension is single storey in height and the openings will overlook the site's own rear garden area. Consequently, the proposal raises no concerns in relation to overlooking or loss of privacy.

Loss of Light and Overbearing:

Due to its modest size, single-storey height, and position within the site, the proposed extension will not result in any overbearing impact or significant loss of light to neighbouring properties.

Highway Access and Parking Provision:

The proposed floorplan submitted indicates no change in the numbers of habitable rooms.

The Highways Authority raised concerns regarding an apparent new vehicular access onto Chalfont Way shown on the submitted plans and requested clarification from the applicant. However, as the area in question lies outside the application site and no new access forms part of the description of development, it is not considered to be part of the proposal. On this basis, the proposed access road would remain a private cul-de-sac and the Highways Authority raises no objection to the parking arrangement.

Amenity Space:

Whilst the proposed extension would result in a reduction in the depth of the rear garden, sufficient private amenity space would remain for the occupants of the dwelling. The residual rear garden would measure approximately 8 metres in depth. Although this falls below the Borough Design Guide (BDG) guideline of 11 metres, the guidance is not an absolute requirement and notes that the usability of the space is an important consideration. In this case, the remaining garden area would be of a regular shape, readily accessible from the dwelling, and capable of accommodating typical outdoor domestic activities. Therefore, the level of private amenity space retained is considered adequate and would not result in an unacceptable living environment for present or future occupiers.

Flooding and Drainage:

The site is also located within Flood Zone 1 and is at low risk of surface water flooding. As the proposed development is at a modest scale, no concerns are raised in this regard.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is not located within an area identified as having bat roost potential.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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
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Recommendation:	Approval
Date:	29 June 2026
Earliest date for decision:	2 June 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	1 July 2026

PLANNING CONSTRAINTS/STATUS

Major Development Location- Earley

Risk of Surface Water Flooding – 1–100-year risk

Great Crested Newt Impact- Green