

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260174
Site Address:	43 Reeds Avenue, Earley, Wokingham, RG6 5SP
Expiry Date:	3 April 2026
Site Visit Date:	23 March 2026
Proposal: Householder application for the proposed erection of a single-storey side and rear extension, with associated alterations to fenestration.	

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
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 C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
081417	Application for a certificate of lawfulness for the proposed conversion of existing garage into living accommodation.	Approve 20th May 2008
061159	Proposed erection of wall and fence to side of dwelling (Part Retrospective).	Approve 29th August

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CONSULTATION RESPONSES

Internal

WBC CIL

External

N/A

REPRESENTATIONS

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

Site Description: A detached dwelling at the far end of a residential cul de sac in Earley. The front garden is open plan and laid to hardstanding. The private open amenity space is angular and wraps around the dwelling to the rear and north of the site. The rear boundary is tall fir trees.

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: Erection of a single-storey side and rear extension, with associated alterations to fenestration. The maximum height to the top of the sloping roof would be approximately 3.8m and 2.5m to the top of the eaves. The rear elevation would have bifold doors and 3 no. roof lights and measure approximately 8m in length. The side elevation would be approximately 6.8m in depth and have 2 no. windows. There would be double doors at the north east corner of the extension.

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 dwellings of similar age and design. There is an example of another side extension at no. 27 Reeds Avenue. The single storey extension would be set back 10m from the highway and 5m from the front wall of the main dwelling. It would also be screened by the front boundary fence.

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

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.

Overlooking: There would be no windows on the south facing elevation facing the side wall of no. 45 reeds avenue and there would be no overlooking beyond the north and east rear boundaries.

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 vertical 45 degree angle test is complied with in relation to the nearest window of a habitable room at no. 45 Reeds Avenue.

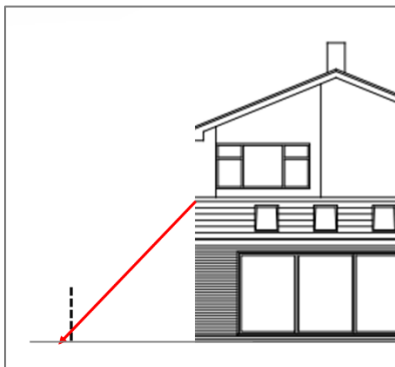


Figure 1 Vertical angle test

Overbearing: The dimensions of the proposal comply with the recommendations in the Borough Design Guide. It would project approximately 2.5m from the main rear wall, 2.4m from the existing side wall, and the eaves height would be approximately 2.5m.

Therefore, the proposal would not cause significant harm to neighbour amenity from loss of privacy, loss of light or overbearing appearance, and would comply with CP3 of Core Strategy.

Highway Access and Parking Provision: The applicant does not propose to increase the numbers of habitable rooms and there would be no additional parking requirements.

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:	1 April 2026
Earliest date for decision:	19 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.04.2026