

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260832
Site Address:	12 Notton Way, Earley, Wokingham, RG6 4AJ
Expiry Date:	19 June 2026
Site Visit Date:	5 May 2026
Proposal: Householder application for the proposed erection of a two-storey front extension, first floor infill 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
143257	Proposed erection of part two storey and part first floor side extension following demolition of existing conservatory.	Refuse - 08 December 2014
121323	Proposed part-conversion of existing garage into habitable accommodation	Approve - 04 January 2013

CONSULTATION RESPONSES

Internal
WBC Ecology - No objection
External
No comments received

REPRESENTATIONS

Parish/Town Council	Earley Town Council - no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to 12 Notton Way, Earley, a detached two-storey dwelling located within an established residential area characterised predominantly by detached dwellings set within generous plots. The property occupies a position set back from the highway behind a front garden and driveway providing off-street parking.

The dwelling has a distinctive form incorporating a front projecting element of the double integral garage. The surrounding street scene exhibits a varied appearance, with a number of properties having been altered and extended over time.

Proposal description:

Planning permission is sought for the erection of a two-storey front extension, a first-floor infill extension and associated changes to fenestration.

The proposed two-storey extension would project forward by c3.8m of the existing principal elevation and incorporate a pitched roof with a front-facing gable feature.

The proposed first floor infill extension would project c1.8m forward but would not exceed the projection of the porch below. The infill would be a continuation of the existing roof form and have a modest footprint of c5.3sqm.

External materials and fenestration detailing would be designed to match the existing dwelling. No alterations are proposed to the existing access arrangements, parking provision or private amenity space.

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:

The surrounding area is residential in character and is defined primarily by detached dwellings of similar architectural styles and forms. Whilst there is a degree of consistency in scale, a number of properties within the locality have been altered and extended over time, contributing to a varied street scene.

The proposal comprises a two-storey front extension together with a first floor infill extension. The proposed would be integrated into the existing design of the dwelling through the use of matching materials, a pitched roof form and a front gable feature.

It is acknowledged that the proposed two-storey extension would project c3.8m forward of the existing front elevation. However, the dwelling is set back from the highway behind a front garden and driveway, which reduces the visual prominence of the development within the street scene. Furthermore, the extension would not project beyond the forwardmost part of the dwelling, which is currently formed by the projecting integral garage. As such, the proposal would not appear as an encroachment into the established building line along Notton Way.

Whilst the proposed infill would introduce a small amount of additional built form to the front elevation, its footprint of c.5.3sqm and projection of 1.8sqm would ensure it remains a subordinate feature which would not appear visually intrusive within the street scene.

It is also noted that No. 14 Notton Way displays a similar built form and front gable projection to that proposed. This demonstrates that the form of development proposed can be successfully accommodated within the street scene without appearing out of character.

Whilst the proposal would increase the prominence of the dwelling when viewed from the public realm, the extensions would remain proportionate to the scale of the host dwelling and would not appear overly dominant within the street scene. The proposal is therefore considered to preserve the character and appearance of both the host dwelling and the wider area.

Neighbouring Amenity:

Overlooking:

The proposal would introduce an extended bedroom at first floor level; however, no side-facing windows are proposed as part of the development. Outlook from the new accommodation would be directed towards the front of the property and the public street scene, consistent with the existing arrangement.

Furthermore, the forwardmost projection of the proposal would maintain a separation distance of c.19.7m to the flank elevation of the dwelling opposite, with the proposed infill being set back a further c3.0m. The opposing flank elevation contains no windows. Given these circumstances, the proposal would not result in any harmful overlooking or loss of privacy to neighbouring occupiers.

Loss of Light and Overbearing:

The proposed two-storey extension would largely screen the proposed infill. Moreover, the proposed two story would not project beyond the forwardmost part of the existing

principal elevation and would therefore remain subordinate additions to the host dwelling.

The application property is set down and set back from the neighbouring dwelling at No. 10 Notton Way. As such, the proposal would not exceed the building line of No. 10 and would maintain a setback of c.0.7m. Furthermore, a separation distance of c.1.7m would be retained between the proposed flank to flank wall of No. 10. Given this retained separation, together with the stepped relationship between the dwellings, a terracing effect is not anticipated.

In addition, no side-facing windows are proposed. As a result of the relationship between the properties and the siting of the extensions to the front of the dwelling, the proposal would not result in any unacceptable loss of light, overbearing impact or loss of outlook to neighbouring occupiers.

The proposal is therefore not considered to result in unacceptable impacts upon neighbouring residential amenity.

Highway Access and Parking Provision:

The proposal would not alter the existing vehicular access arrangements serving the property or lead to an increase in habitable rooms.

Existing off-street parking provision would be retained and the development is not considered likely to generate a level of additional parking demand. The proposal would therefore not result in an unacceptable impact upon highway safety or parking provision.

Amenity Space:

The proposal relates solely to front extensions and would not result in any loss of private rear amenity space.

A substantial rear garden would remain available for the enjoyment of future occupiers and is considered acceptable.

Ecology:

Following review of the Preliminary Ecological Appraisal DBW (Urban Tree Experts, Ref SPH/NP/PEA-26/14.04, 21 April 2026) and Ecological Survey Report (UTE, Ref: SPH/ESR-26/20.05, 23 May 2026) WBC's Ecology team are satisfied that the dwelling is not currently being used by bats.

Conclusion:

For the reasons outlined above the application 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	
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Conditions agreed:	Not required
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Recommendation:	APPROVE
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Date:	10/06/2026
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Earliest date for decision:	21 May 2026
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Recommendation agreed by: (Authorised Officer)	
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Date:	18/06/26
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