

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261268
Site Address:	5 Maiden Erlegh Drive, Earley, Wokingham, RG6 7HP
Expiry Date:	22 July 2026
Site Visit Date:	15 July 2026
Proposal: Householder application for the proposed erection of first floor side and rear extension plus 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
020529	Proposed single storey rear extension to dwelling to form conservatory.	Approved 21/08/2002
102384	Proposed erection of first floor side/front extension plus first floor rear extension	Refused 31/03/2010
101638	Proposed erection first floor front/side extension, and first floor rear extension to dwelling.	Application Withdrawn 29/06/2010
101978	Proposed erection of first floor side extensions to front and rear elevation.	Approved 14/12/2010

102675	Proposed erection of first floor side extensions to front and rear elevations of dwelling	Refused 02/02/2011
152610	Householder application for proposed two storey rear extension to dwelling plus conversion of basement and loft space to create habitable accommodation.	Application Withdrawn 12/02/2016
161850	Householder application for the proposed conversion of loft space to create habitable accommodation to dwelling, with rear gable build up and raised ridge line, plus 6no roof windows and rear Juliet balcony.	Approved 05/09/2016

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received

WBC CIL- No comments received

WBC Ecology- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site relates to a two-storey detached dwelling with associated parking and landscaping, located within a residential area of Earley, Wokingham. The site is situated along a private residential road, characterised by dwellings set within modest plot sizes. Dwellings are generally set back from the road and are defined by a variety of boundary treatments.

Proposal: This application seeks permission for the proposed erection of first floor side and rear extension plus changes to fenestration. The proposed extension at the first floor front will approximately be 5.5 meters in depth, 4.5 meters in width and 4 meters to the height of the ridgeline. The proposed first floor rear extension will approximately be 4.5 meters in depth, 2 meters in width and 4 meters to the height of the ridgeline. The proposed development will accommodate a dressing room and ensuite to the first-floor front element and a storage and en-suite area to the existing bedroom at the first floor rear element.

Planning History: This application site has extensive planning history. Permission was granted under application 020529 on 21 August 2002 for the erection of a single-storey rear extension to form a conservatory. Subsequent proposals for first-floor side, front and rear extensions were considered under applications 102384 and 101638,

which were refused on 31 March 2010 and withdrawn on 29 June 2010. A revised scheme for first-floor side extensions to the front and rear elevations was later approved under application 101978 on 14 December 2010, although a further proposal for first-floor side extensions under application 102675 was refused on 2 February 2011. More recently, application 152610 for a two-storey rear extension and the conversion of the basement and loft space to habitable accommodation was withdrawn on 12 February 2016. Permission was subsequently granted under application 161850 on 5 September 2016 for the conversion of the loft space to habitable accommodation, including a rear gable build-up, raised ridge line, six roof windows and a rear Juliet balcony.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Maiden Erlegh Drive the surrounding area comprise residential development of varied character, style and design. Dwellings situated within this locality are generally set back from the highway and benefit from vast amenity space. R23 of the Borough Design Guide (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The extension has been designed to relate to the host dwelling to ensure a cohesive relationship. The Borough Design Guide (BDG) states that front extensions are generally accepted where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line. In this case, part of the proposal seeks permission for a first-floor front extension. Whilst front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line, the proposed extension is in line with the established building line. The Borough Design Guide (BDG) advises that a minimum separation distance of 10 metres should be maintained in order to safeguard the amenities of properties across the street, measuring from the block plan,

the proposed first-floor element is approximately 16 meters away from the boundary, therefore complying with this guidance.

The extension would be positioned on the boundary and would not meet the Borough Design Guide's minimum 1 metre separation distance. However, the existing two-storey side element is already located against the boundary, and the proposal would not extend any closer than the current arrangement. Although the existing side element is set back from the front elevation, giving a greater sense of separation, the proposal would not create an unacceptable terracing effect and would remain consistent with the area's spatial character.

The Borough Design Guide (BDG) states that side of rear extensions at first-floor level must not contain windows to minimise any potential impact upon the privacy of neighbours. Similarly, the same guidance is advised for side extensions. Whilst the side extension does contain 1. No small window in the south elevation, the proposed extension is approximately over 2 meters away from the neighbouring dwelling therefore complying with the Borough Design Guide (BDG) separation distances.

The extension itself will be in line with the existing ridgeline, whilst this is typically not an advised feature of extensions, the proposal has been designed to relate well to the existing and overall improve the look of the host dwelling. The roof has been designed to match the existing ensuring visual continuity and integrate within the street scene. Given the locality and the modest size plot, the proposed development would appear as a sympathetic and subservient addition to the host dwelling, and the development will utilise materials that match the existing, further enhancing visual continuity.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a "high standard of amenity for existing and future users". This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the application site is situated within a modest plot. The Borough Design Guide emphasises on developments retaining adequate levels of amenity space to ensure visual privacy. As mentioned, whilst part of the proposal projects outwards at the front, the development is approximately 16 meters away from the highway. Moreover, the site is surrounded by boundary treatments such as trees and hedgerow. Whilst the first-floor side/rear element contains 1. No additional window, the development is contained within the boundary and respects the Borough Design Guides 1 meter flank to flank guidance. Furthermore, both elements of the proposal do not overlook any private amenity areas of neighbouring dwellings such as garden space or patios therefore the proposal does not give rise to any concerns relating to loss of light, overbearing or overlooking.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed Block Plan shows space for two vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Ecology: The site is situated in an area suitable for bat roosts. The Preliminary Bat Roost Assessment undertaken by Chase Ecology on 6th May 2026 stats that the surrounding environments offer value to bats. Whilst this has been identified, the building has evidenced no suitable features of value to bats where the proposed development works shall take place, and no internal evidence of bat was identified both internally or externally. Therefore, no objections have been raised.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	16 July 2026
Earliest date for decision:	18 June 2026

Recommendation agreed by: (Authorised Officer)	MC
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Date:	20.07.2026
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