

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260298
Site Address:	24 Maiden Erlegh Drive, Earley, Wokingham, RG6 7HP
Expiry Date:	2 April 2026
Site Visit Date:	6 March 2026
Proposal: Householder application for proposed erection of single storey rear extension.	

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
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	ETC raises no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consists of a large two-storey detached property located on a private road on Maiden Erlegh Drive within the major development of Earley.

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, in the major development of Earley 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 requires the proposed single storey rear extension to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single storey rear extension to be of an appropriate scale, mass, built form, height, materials and character to enhance the area together with a high quality of design.

The proposed single storey rear extension will measure c.3.85m in height, c.4m in depth and c.14.81m in width.

CP3 of the Core Strategy requires the extension to be of an appropriate material and character to the area together with a high quality of design. The proposed single storey rear extension will be made subservient to the existing built form as the materials used to construct the conversion will be made to match the rest of the main dwelling. These

are identified on the application form to consist of facing brickwork and white render walls, profiled concrete roof tiles and felt roofing to flat roof areas, white UPVC windows with the existing timber painted windows to be replaced with white UPVS and white UPVC doors with existing timber painted doors to be replaced with white UPVC.

The Borough Design Guide advises that rear extensions should not project more than four metres from the main wall of the house. The proposed extension would project c.4m of the rear wall which is in accordance of the BDG.

Neighbouring Amenity:

CP3 says the proposed single storey rear extension should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed rear extension is single storey, and there are no windows located on the boundary with neighbouring property no.22 Maiden Erlegh Drive, However, there are glass doors on the side of the rear property facing towards no.26 Maiden Erlegh Drive, however there is a c.2.45m distance to the boundary and as this is a single storey rear extension, the sliding doors will not provide an outlook onto neighbouring property.

Loss of Light + Overbearing:

The Borough Design Guide states that minimum separation distance between flank and boundary should be 1m, the proposed single storey rear extension would not comply with this as it adheres to R16 in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, the proposed rear extension is located c.2.45m from neighbouring property no.26 Maiden Erlegh Drive and c.2.12m from neighbouring property no.22 Maiden Erlegh Drive which is in guide with the BDG.

The Borough Design Guide states that it is recommended that the height of extensions should be no more than 3m when adjacent to the boundary. The proposed single storey rear extension has a proposed eaves height of c.3.85m which is in slightly over the line with the guidance relating to overbearing. However, given the overall scale and massing of the extension is proportionate to the host property. It does not introduce an excessive height, depth or bulk that would dominate neighbouring outlooks.

Amenity Space:

4.7 R16 of the Borough Design Guide states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable." The current existing garden space is c.58.20m in depth and c.19.49m in width. The proposed single storey rear extension will reduce the rear garden depth to c.53.76m in depth with the width remaining the same, which is an acceptable length.

Conclusion:

In conclusion, the proposed single storey rear extension would not detrimentally harm the character and appearance of the area and would not harm neighbouring amenity. It is compliant with CP1 and CP3 of the Core Strategy.

Accordingly, It 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	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	16 th March 2026
Earliest date for decision:	26 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.01.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant