

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252136
Site Address:	19 Regent Close, Earley, Wokingham, RG6 4EZ
Expiry Date:	3 November 2025
Site Visit Date:	02/10/2025
Proposal: Householder application for the erection of a single storey 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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C2 – Mitigation of transport impacts and highway safety and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
96/64125/F	Proposed single storey side extension to dwelling and conversion of garage	Refused, 03/09/1996

CONSULTATION RESPONSES**Internal**

WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council – Objection. Inadequate off-street parking spaces.
Ward Member(s)	No comments received
Neighbours	32 Easby Way – Requests justification for the provision of one off-street parking space.

APPRAISAL**Site Description and Proposed Development:**

The application site relates to a two storey, link detached property located in an established residential area. The surrounding area is characterised by detached and link detached properties that are similar in design and appearance.

Planning permission was originally sought for the proposed two storey side extension following conversion of existing garage to create habitable accommodation, single storey rear extension plus changes to fenestration. However, following concerns regarding inadequate off-street parking provision, amended plans were submitted by the agent on 08/09/2025, omitting the two-storey side extension and retaining the existing side garage space.

This application will be assessed accordingly, based on these updated plans.

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 proposed single-storey rear extension would feature a flat-topped hipped roof and project 2.7 metres from the rear of the dwelling. It is modest in height, depth, and design, and would not be visible from the street scene. As such, it would not adversely affect the character of the area.

Neighbouring Amenity:

Overlooking:

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

Highway Access and Parking Provision:

Following the submission of amended plans received on 08/09/2025, two off-street parking spaces would be retained, which is sufficient for a dwelling of this size and complies with the Council's Parking Standards. As such, no highways issues are anticipated.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 10.3 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 7.6 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

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:	Approval
Date:	22 October 2025
Earliest date for decision:	30 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28 October 2025