

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253149
Site Address:	24 Wickham Road, Earley, Wokingham, RG6 3TE
Expiry Date:	17 February 2026
Site Visit Date:	24 July 2025
Proposal: Householder application for the proposed erection of a two-storey front extension, single storey rear extension to include roof lights plus first floor rear and side extension to include 1no. balcony.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
251735	Pre-application advice for the proposed erection of a part single/part two storey/part first floor front/side/rear extension.	Replied 18/08/25

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC CIL: CIL liable

WBC Ecology: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection.
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site is a two-storey detached dwelling. The houses situated along Wickham Road is a variety of two storey dwellings. The material palette along the street is different from property to property, meaning there is no set characteristic of the street scene. All properties are built on a single building line allowing for a decent setback from the footpath edge and road allowing for landscaping and parking provision.

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 Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would be 2 storey in height but would not project forward of the building line. However, the BDG also states that *“generally only acceptable 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”*. The projecting gable would be set back from the road by over 9m and would not project forward of the building line. Whilst the proposed gable would be slightly taller than the existing gable, the proposed gable would be set down from the main dwellings ridge height and would appear a subservient feature to the main dwelling.

The proposed first floor side extension would be built above part of the existing garage, keeping the existing footprint of the building as existing. The first-floor extension extends the existing roof to follow the footprint of the existing ground floor.

The Borough Design Guide states that *“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”*. The first-floor side extension would be set back from the building line by over 1m, but only approx. 0.90m from the side plot boundary and the ridge line would not be lowered but a continuation of the existing roof.

Whilst continuing the ridge line of dwellings is discouraged, the set back from the boundary and the 0.90m separation distance from the site boundary given there is no dwelling along the south-east side of the site, mitigates any terracing effect concerns. The extension is clearly subservient to the host dwelling and would not adversely impact the character of the area. The proposed side extension would be a complimentary design to the host dwelling given the roof form would match that of the main dwelling. Therefore, it would not be an incongruent or dominant feature to the host dwelling. Furthermore, as stated in the section 23 of BDG *“the roof form of the extension should take it’s form from the main building”*. The first-floor storey side extension would keep the same roof form of the main building, thus complying with the BDG. Also, within the cul-da-sac there is examples of development over the entire garage such as no.10 & no.25, therefore not looking out of place.

R23 of the Borough Design Guide requires rear extensions to be limited to 4m in depth and extensions to be stepped down from the main ridge. It also seeks to achieve a coherent and well-designed approach that influences and responds to the original building. The two-storey rear extension would be greater than 4m in depth with rear extension would be stepped down from the main ridge, thus not fully complying with the BDG.

However, the host property has a spacious garden in order to accommodate for such sized extension and the proposal is set on a relatively large site, and the extensions utilise the majority of the existing footprint of the existing dwelling.

As stated in the section 23 of BDG *“the roof form of the extension should take it’s form from the main build”*. The proposed roof form would be coherent that responds to the original building given the pitch roof elements of the existing dwelling. Furthermore, this would be largely indiscernible and not visible from the public domain. Hence, it would not have an adverse impact on the character of the host property or surrounding area.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The windows to the front would overlook onto the cul-da-sac, thus no overlooking concerns.

To the rear, there are no neighbours and would overlook onto trees and vegetation, thus no overlooking concerns.

The proposal does include a balcony to the rear. However, along the south-east side, there is mature and established trees/vegetation of significant height which acts as natural screening, thus preventing overlooking onto the Play Area.

Loss of Light/Overbearing: Given the sites orientation and separation distances from neighbouring dwellings, the proposal would not result in harmful loss of light or considered to be overbearing.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Highway Access and Parking Provision: The development proposals would increase the number of habitable rooms from seven to eight. No change in access arrangement is proposed.

In line with WBC Parking Standards, three car parking spaces with the minimum dimension 2.5m x 5.0m are required for the proposed dwelling. The submitted Site Plan indicates three car parking spaces that satisfy this requirement.

Side access to the rear garden is to be retained. As such, cycle storage can be suitably accommodated in the rear garden.

Ecology: The submitted Bat Scoping Survey (ref: L1147.009) concludes that the property has negligible suitability for roosting bats. Therefore, the proposal would not have adverse ecological impacts.

Works are to be carried out in full accordance with the recommendations given in Section 4 of the submitted Bat Scoping Survey report (Crossman Associates, Ref L1147.009, 07 October 2025).

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:	16 February 2026
Earliest date for	28 January 2026

decision:	
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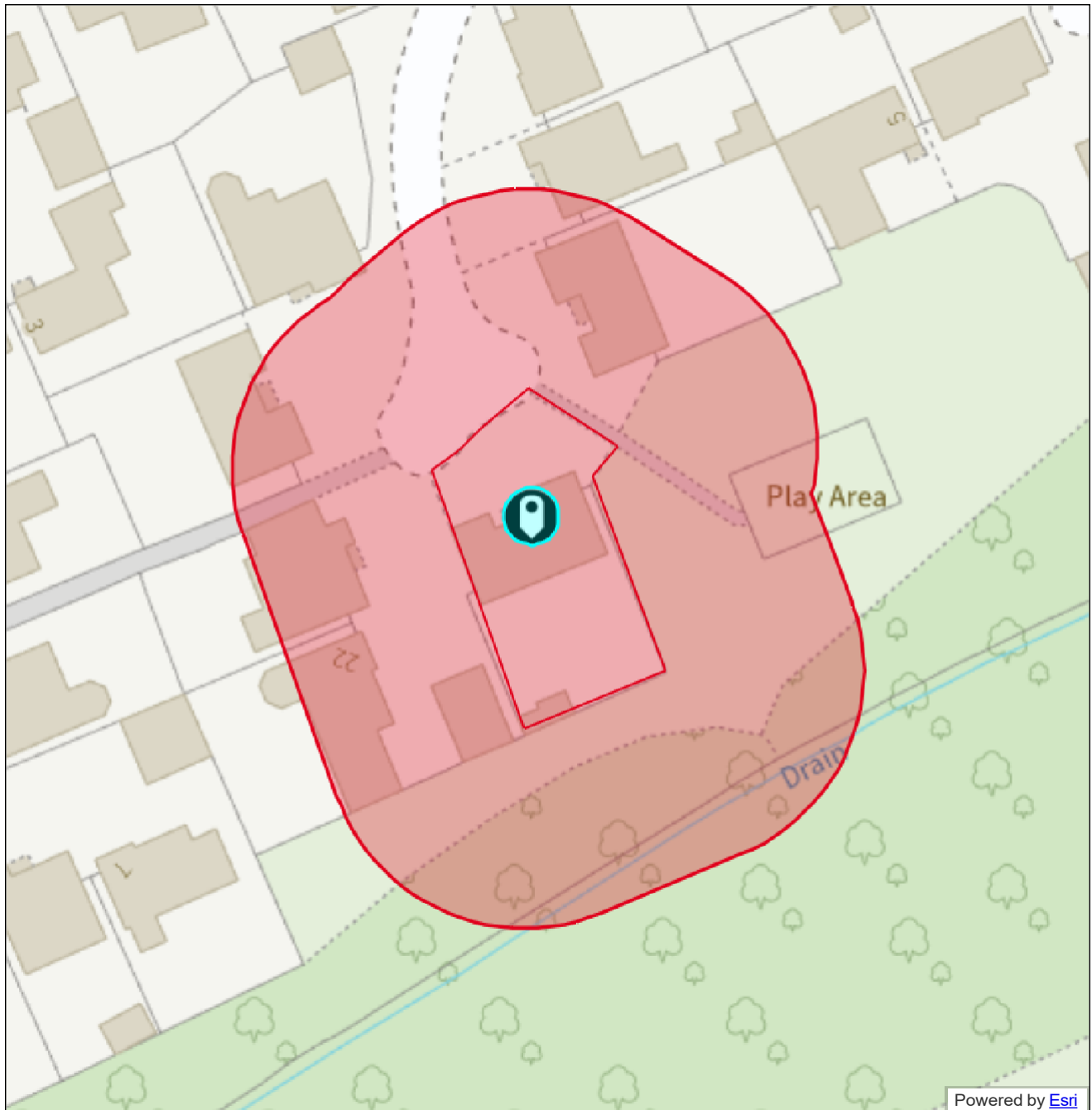
Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	16 February 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) InformationArea: 3,516.49 m²

Date: Wed Jan 07 2026 14:27:43 GMT+0000 (Greenwich Mean Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	Land lying to the south east of Kilnsea Drive, Lower Earley	Absolute Freehold Estate in Land	BK275271

Flood Zones | Total count: 2

#	flood_zone
1	Flood Zone 2
2	Flood Zone 2

Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	OW782	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	OX782	Ecology Officer, Green Infrastructure Team

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&es=&location=480914,172519%20(IRZ%20polygon%20centre)

Grounds Maintenance Boundaries | Total count: 1

#	PPG17_TYPOLOGY	OWNER
1	Natural and Semi Natural Greenspaces	Wokingham Borough Council

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Hawkedon Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m