

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251725
Site Address:	13 Raggleswood Close, Earley, Wokingham, RG6 7LH
Expiry Date:	13 September 2025
Site Visit Date:	28 August 2025
Proposal: Householder application for the proposed erection of a single storey front extension to form a guest room and porch, alongside the conversion of the existing garage to habitable accommodation with associated alterations to front fenestration (part retrospective).	

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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
230318	Householder application for the proposed erection of a detached garden outbuilding (part retrospective).	Approved: March 2023
222455	Householder application for the proposed erection of a detached outbuilding.	Approved: September 2022

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition
WBC Highways – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

Earley Council	Town	No objection
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL

Site Description: The application site is located within a residential setting in Earley and is occupied by a detached two storey dwelling.

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 development seeks to extend the dwellings footprint in two parts, firstly with a hipped extension that would adjoin to the existing cat slide roof and the introduction of an open porch canopy.

Taken as a whole, the proposed development is of a modest depth and would appear as a subservient addition to the host dwelling. It would be in keeping with other extended front elevations within Raggleswood Close.

From a design perspective, the development seeks to incorporate features that would be in keeping with the existing building, such as matching windows and matching external finishes. This further contributes to the extension's sympathetic relationship to the property.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Due to the modest scale of the proposed development, there are no concerns on neighbouring amenity grounds.

Highway Access and Parking Provision: No objection has been raised by WBC Highways.

Flooding and Drainage: The development is proposed in Flood Zone 1. The Drainage Officer recommends a condition that no development shall take place until details of the drainage system for the site have been submitted to and approved in writing by the

LPA. However, this condition is too onerous when compared with the scale of the development, plus the fact the site would retain a more than sufficient amount of permeable land within the rear garden.

Conclusion: For all the above, the proposal is acceptable, and 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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	1 September 2025
Earliest date for decision:	13 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	1 September 2025

PLANNING CONSTRAINTS/STATUS

Major Development Location of Earley