

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261042
Site Address:	11 Brompton Close, Earley, Wokingham, RG6 3XF
Expiry Date:	9 July 2026
Site Visit Date:	9 June 2026
Proposal: Householder application for the proposed erection of a first floor side extension and a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration and modification of the existing single storey flat roof at the side.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
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 CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
160196	Application for a certificate of lawfulness for the proposed erection of single storey rear/ side extension and conversion of existing garage to habitable accommodation.	Refused 09/03/2016

160674	Householder application for proposed erection of single storey side extension to dwelling plus conversion of garage to habitable accommodation.	Approved 18/04/2016
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CONSULTATION RESPONSES

Internal

WBC Drainage – No comment

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council have objected to the application as the bedroom window on the rear elevation would not comply with the back-to-back separation distance recommended within the BDG, and this would impact on the privacy and amenity of properties to the north. <i>Officer comments: The first floor rear element has now been removed from this proposal.</i>
Ward Member(s)	No comments received
Neighbours	Four neighbours have commented on this application, and their queries and concerns are outlined and responded to below. - New rear windows would overlook neighbouring properties. <i>Officer comments: This is addressed within the 'Neighbouring Amenity' section of the main report.</i> - The extension would cause a loss of light to no. 10 Brompton Close. <i>Officer comments: This is assessed within the 'Neighbouring Amenity' section of the main report.</i> - The extensions could impact upon neighbouring property values. <i>Officer comments: This is not a material planning consideration.</i> - The extension makes the property overbearing. <i>Officer comments: This is assessed within the 'Neighbouring Amenity' section of the main report.</i> - The property would become out of keeping with the surrounding houses. <i>Officer comments: This is assessed within the 'Character of the Area' section in the main report.</i> - Is additional parking being provided, as parking is already at full capacity. <i>Officer comments: The site retains off-street parking provision consistent with adopted parking standards</i>

	<i>under Policy CC07 and no intensification of use is proposed that would give rise to a material increase in parking demand.</i>
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APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a first-floor side extension to provide a bedroom and en-suite bathroom. The erection of a single storey rear extension to provide a kitchen/living room, following demolition of the existing conservatory. Plus, an increase in height to the existing single storey flat roof at the side, and changes to fenestration.

This proposal originally included a first-floor rear element; however, this element has now been removed from the proposal.

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:

First-Floor Side Extension:

The Borough Design Guide (BDG) states that “side extensions should be set back from the building by at least 1 metre, preferably with a lower roof line and should be set at least 1m from the plot boundary”. The proposed first-floor side extension would be set back approximately 0.5 metres from the existing dwelling, and the ridge height will be set down from the main roof by 0.3 metres. In terms of distance to the boundary, a minimum separation of 1.15 metres to the boundary with no. 12 will be retained. Whilst the side extension does not fully comply with guidance in the BDG, the appropriate set back, slight set down, and distance to the boundary, all ensure that the extension would still appear as a subservient addition, in this instance. As such, it is deemed that the side extension would have an appropriate impact upon the appearance of the host dwelling and wider character of the area.

Single Storey Rear Extension:

The proposed single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given the proportionate scale and unimposing design, it is deemed that the rear extension

would have an acceptable impact upon the appearance of the dwelling and wider area. Additionally, the proposal is to the rear of the property where it would only be visible via limited views from the public domain and this further demonstrates that there would be no adverse harm to the character of the area.

The existing single storey flat roof at the side of the property is being raised by approximately 0.1 metres so that it is consistent with the roof form of the rear extension. This poses no harm to the character of the area.

Changes to Fenestration:

The proposed fenestration change will see a new window inserted to the eastern side elevation at ground floor level. This proposed new window poses no harm to the appearance of the dwelling or to the wider character of the area.

Whilst the proposal does not fully accord with specific design guidance within the Borough Design Guide, this guidance is not prescriptive policy. The identified departures are limited in extent and are outweighed by the otherwise compliant scale, design, and limited public visibility of the development. On balance, the proposal is considered to accord with the overarching design objectives of Policies CP3 and DH1.

Neighbouring Amenity:

First-Floor Side Extension:

The proposed first-floor side extension is set approximately 1.15 metres from the boundary with the neighbouring property no. 12 and finishes approximately 2.45 metres beyond the rear of no. 12. The submitted Proposed First Floor Plan and Site Block Plan both feature 45-degree lines. These demonstrate that the first-floor side extension would comply with the 45-degree horizontal test as advocated for within the BDG and the British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". Having regards to the 45-degree assessment and the relative siting of the properties, the proposal is not considered to result in a material loss of daylight or outlook sufficient enough to warrant refusal. Additionally, given the appropriate separation distance between the properties, it is not considered that the first-floor side extension would result in an unacceptable overbearing impact upon no. 12.

With regards to overlooking, no windows are proposed at first-floor level on the side of the extension, however, one window is proposed on the rear elevation to serve a bathroom. As this is a bathroom window it would likely be obscure glazed, additionally, given the location of the window, the outlook would not be dissimilar to the existing first-floor rear window at nos. 11 and 12. Therefore, it is not deemed that any significant overlooking concerns would be introduced that would warrant refusal of the application.

Single Storey Rear Extension:

The proposed single storey rear extension would extend 3 metres from the rear of the dwelling and would be single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a boundary. The proposed development is set

approximately 0.95 metres from the nearest neighbouring boundary, but an eaves height of 2.85 metres shows compliance with this guidance relating to overbearing.

The proposed slight raising of the single storey side flat roof poses no harm to neighbouring amenity.

Changes to Fenestration:

The proposed fenestration change is at ground floor level and as such no concerns are raised with regards to overlooking.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion, the implementation of a rear extension measuring 3 metres in depth would reduce the garden length to approximately 7.5 metres. However, given that the plot is approximately 12.4 metres wide, it is deemed that there would still be an appropriate amount of usable private garden space to serve the proposed development.

Flooding and Drainage:

The application site is located within Flood Zone 3 on the EA Flood Map for Planning, with a partial overlap into Flood Zone 2. As such, the Council's Drainage Officer advises that the applicant consults with the Environment Agency directly regarding flood risk matters associated with development in Flood Zone 3.

The proposal relates to a minor householder extension to an existing dwelling. Whilst residential development is classified as 'more vulnerable', the scheme does not introduce a new dwelling or materially increase the vulnerability of the site. Given the modest scale of the proposal and its ancillary relationship to the existing use, it would not increase flood risk elsewhere or materially impede flood flows. The development can therefore be considered acceptable in flood risk terms on a proportionate basis.

Conclusion:

The proposal has been assessed against the Development Plan as a whole. Whilst there are limited departures from Borough Design Guide guidance, these are outweighed by the acceptable design, limited visual impact, and absence of significant harm to neighbouring amenity. Subject to the considerations outlined above, including flood risk, the development is considered to accord with the relevant policies of the Development Plan when read as a whole. Therefore, planning permission should be granted.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	14 July 2026
Earliest date for decision:	6 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	14/07/26

PLANNING CONSTRAINTS/STATUS**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

Flood Zones | Total count: 4

#	flood_zone
1	Flood Zone 2
2	Flood Zone 2

3	Flood Zone 2
4	Flood Zone 3

Risk of Flooding from Surface Water | Total count: 2

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

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

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=473915,172259%20(IRZ%20polygon%20centre)

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