

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260207
Site Address:	127 Wilderness Road, Earley, Wokingham, RG6 5RD
Expiry Date:	25 March 2026
Site Visit Date:	5 March 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following removal of the existing veranda, plus changes to fenestration, installation of side canopy roof and the installation of solar panels.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Drainage- No Objection subject to conditions WBC CIL – Advice provided.
External
N/A

REPRESENTATIONS

Parish/Town Council	No Objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to a two-storey detached dwelling located on Wilderness Road within an established residential area of Earley, within a major development location.

The proposal seeks the erection of a single-storey rear extension following the removal of the existing veranda, along with changes to the fenestration, the installation of a side canopy roof and the installation of solar panels on both the main roof and proposed extension.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposed rear extension is intended to provide an enlarged kitchen and internal alterations, improving the functionality of the ground floor living accommodation. The extension will incorporate both a flat roof and a pitched roof element.

The development will include replacement garage doors, as well as new grey aluminium doors and windows. In addition, an extra window is proposed on the second-floor front elevation. Solar panels are also proposed on the pitched roof of the proposed extension.

Finally, new glass canopy is proposed to replace the existing veranda, although it will be smaller in scale. The existing opening will be partially infilled with brickwork to match the existing dwelling, creating a smaller window opening. Rooflights are also proposed on the side elevation.

The surrounding dwellings along the street are predominantly detached and semi-detached residential properties set within established residential plots along Wilderness Road. The pattern of development along the street does not follow a strict uniform building line, with properties set back at varying distances from the highway.

Several properties within the surrounding area have been subject to extensions and alterations over time, including rear and side extensions, which contribute to the established character and appearance of the area. Furthermore, it is noted that the proposed extension would be located to the rear of the dwelling and would not be visible from the street scene.

The proposed development is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The proposed alterations include the introduction of rooflights, the repositioning and addition of existing windows and doors. As well as an additional window on the second floor. These changes do not raise any overlooking concerns due to their design, height, orientation, and the generous separation distances.

Loss of Light and Overbearing:

The proposed extensions are modest in scale and appropriate in terms of their form, proportions and design. As all elements of the development are single storey, the proposals would not result in an overbearing impact or an unacceptable loss of light to neighbouring properties.

Two solar panels are proposed on the rear elevation of the extension. Given their modest scale and limited height, it is not anticipated that their installation would result in any adverse impact on the amenity of neighbouring properties, including in terms of glare or glint.

Highway Access and Parking Provision:

The number of habitable rooms remains unchanged, and the proposed rear extension does not increase the number of habitable rooms within the dwelling. Additionally, the existing garage will be retained. Therefore, highways did not need to be consulted.

Amenity Space:

Due to the limited scale of the proposed extension, there will be minimal loss of amenity space. The remaining garden space is consistent with the Borough Design Guide

(BDG), which states that “the Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.” Following the development, the rear amenity space will measure approximately 41 metres in length, ensuring a substantial and usable garden area remains in full accordance with the BDG.

Flooding and Drainage:

The site is located in Flood Zone 1 with low surface water flood risk according to EA mapping. While there will be an increase in impermeable area, the LLFA has no objection in principle. However, because drainage details and information about the existing drainage have not been provided, they recommend a planning condition to address this. Notwithstanding, considering the extension will be constructed over the existing impermeable patio area, this condition would fail to meet the 6 tests for a condition as per the NPPF and PPG, namely in that it would be unreasonable. Accordingly, one is not pursued.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is located within an area identified as having bat roost potential. As the proposal does not involve any works to the roof of the property, the development is unlikely to have any impact on bats or their roosting habitats.

The proposed solar panels would be installed on the single-storey extension rather than the main roof of the dwelling. As such, their siting and limited scale reduce the likelihood of any disturbance to bats or adverse impact on their roosting habitats.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	9 March 2026
Earliest date for decision:	18 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.03.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

- 1 Major Development Locations Earley***

Risk of Flooding from Surface Water | Total count: 2

- 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***

Bat Roost Habitat Suitability | Total count: 6

- 1 Bat survey required for planning applications that involve roof modification or demolition.
Officer, Green Infrastructure Team*** ***KI739 Ecology***
- 2 Bat survey required for planning applications that involve roof modification or demolition.
Officer, Green Infrastructure Team*** ***KI740 Ecology***
- 3 Bat survey required for planning applications that involve roof modification or demolition.
Officer, Green Infrastructure Team*** ***KJ739 Ecology***
- 4 Bat survey required for planning applications that involve roof modification or demolition.
Officer, Green Infrastructure Team*** ***KJ740 Ecology***
- 5 Bat survey required for planning applications that involve roof modification or demolition.
Officer, Green Infrastructure Team*** ***KK740 Ecology***
- 6 Bat survey required for planning applications that involve roof modification or demolition.
Officer, Green Infrastructure Team*** ***KL740 Ecology***

Great Crested Newt Impact Risk Zones | Total count: 2

- 1 Great Crested Newt Impact Risk Zone Amber For Householder applications check HH Layer. Consult NatureSpace for all other types of development***
- 2 Great Crested Newt Impact Risk Zone Red For Householder applications check HH Layer. Consult NatureSpace for all other types of development***

Great Crested Newt Impact Risk Zones - Minor | Total count: 2

1 Great Crested Newt Impact Risk Zone Amber Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

2 Great Crested Newt Impact Risk Zone Red Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

Landscape Character Assessment 2019 | Total count: 1

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