

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261677
Site Address:	47 The Crescent, Earley, Wokingham, RG6 7NW
Expiry Date:	11 September 2026
Site Visit Date:	22 July 2026
Proposal: Householder application for the proposed erection of single storey front, side and rear extension. Loft conversion to create a habitable space, with the addition dormer windows and rooflights. 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
261339	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.80m and the height of the eaves 2.45m.	PA not required: July 2026

CONSULTATION RESPONSES

Internal

WBC CIL – No comments

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site is located within a residential setting of Earley. This application seeks permission for a single storey front, a single storey side and a single storey rear extension, alterations to the roof including the enlargement and conversion of the loft with two front dormers and one rear dormer, rooflights and associated changes to fenestration.

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 Crescent and its wider surroundings are characterised by a compact form of residential development comprising a range of property types, architectural styles and scales.

When viewed from The Crescent, the proposal would largely retain the existing footprint of the dwelling, with only a limited ground floor side extension and front porch. As such, the development would not result in a notable increase in the built form across the width of the plot, nor would it erode the established spacing or rhythm between properties along this part of the street.

The principal change would instead arise from the increase in ridge height and the more prominent alteration to the roof form to facilitate first-floor accommodation. The Borough Design Guide advises that raising ridge heights should generally be resisted unless justified by the prevailing context. In this instance, the host dwelling forms part of a short run of bungalows with relatively consistent and modest ridge heights. It is therefore acknowledged that, when considered within this immediate context, the proposed increase in height would be contrary to this aspect of the guidance.

Notwithstanding this, consideration must also be given to the wider character of The Crescent, which accommodates a mixture of single storey and two storey dwellings, with no consistent building height throughout the street. In this broader context, the proposed increase in ridge height of approximately 0.3 metres would introduce some additional bulk relative to the immediately adjoining bungalows but would not result in a dwelling that appears incongruous or unduly prominent within the wider street scene. The modest nature of the increase is such that the overall scale of the dwelling would remain compatible with the surrounding built form.

The enlarged roof would be accompanied by three dormer windows, comprising a flat-roofed dormer to the rear and two hipped dormers to the front. Dormer features are an established characteristic of properties within the surrounding area and, as such, their

inclusion is not considered fundamentally objectionable. In any case, the front dormers would be appropriately proportioned and integrated into the roof form, whilst the larger rear dormer would be less prominent from the public realm and would therefore have a more limited effect on the character of the street scene. Overall, the dormers would read as subordinate additions to the main roof form.

The proposed rear extension would be of a relatively considerable depth. However, in terms of its impact on the character of the area, its position to the rear of the dwelling would give it negligible presence within the public realm.

In terms of detailed design, the enlarged dwelling would retain a simple suburban form that is considered appropriate to its context. The use of matching materials would ensure that the alterations relate satisfactorily to the existing dwelling and reflect the traditional material palette evident within the wider area. The resulting elevations would therefore not appear discordant or visually intrusive.

The proposal incorporates a flat crown roof, which, although often discouraged in certain contexts, it is recognised in this instance that, this design approach can assist in accommodating first-floor accommodation without necessitating a more pronounced increase in ridge height, thereby helping to moderate the overall impact of the development.

Overall, whilst the cumulative additions would increase the scale and massing of the dwelling, the proposed extensions and roof alterations are considered to respect the general proportions and suburban character of its plot. The development would not appear unduly dominant within the street scene, and sufficient spacing would remain between the enlarged dwelling and neighbouring boundaries to ensure that it continues to sit comfortably within its surroundings. The proposal is therefore considered to accord with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The first-floor accommodation would be contained entirely within the footprint of the existing dwelling. Given the established separation distances between the application property and neighbouring dwellings, these roof alterations would not result in any unacceptable loss of light or overbearing impact to neighbouring occupiers.

The rear extension would notably increase the depth of the property. However, due to its single storey form and the fact it would not extend beyond the rear elevations of the adjacent dwellings, the impact on the adjacent sites would be acceptable.

The proposed rear-facing windows would afford angled views towards parts of adjacent rear gardens; however, these views would not result in direct overlooking. The remaining proposed fenestration would not give rise to any loss of privacy concerns.

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 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:	2 September 2026
Earliest date for decision:	10 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	2 September 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Earley*