

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260504
Site Address:	8 Oldfield Close, Earley, Wokingham, RG6 1HP
Expiry Date:	1 May 2026
Site Visit Date:	20 March 2026
Proposal: Householder application for the proposed installation of a pitched roof to the existing two storey side extension.	

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 CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
082376	Proposed extensions to the rear, with addition of pitched roofs over an existing two storey side extension and single storey rear extension.	Approved 20/01/09

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Semi-detached property located at end of a small close.

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.

Other Matters: Certificate B has been correctly completed and signed, as the proposed pitched roof marginally overhangs the boundary of No. 9. Land ownership and boundary encroachment are not material planning considerations in determining a planning application.

Character of the Area: The existing two storey side extension roof form is flat, and the proposed roof form is pitched.

Section 23 of Borough Design Guide states *“the roof form of the extension should take it’s form from the main building”*. The pitched roof would keep and mirror the same roof form of the main building, thus complying with the BDG. The proposed roof form would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. It would improve the visual appearance of the building when compared to the existing flat roof.

From looking at examples of side extension roof form within the close, they are all pitched roofs (no.5, 6, 7, 10 & 13). Therefore, the existing flat roof is the outlier in the street scene, and the proposed pitched roof would ultimately relate better to the set character and street scene. As such, the proposed pitched roof would not harm the character of the area.

Neighbouring Amenity:

Overlooking: No overlooking concerns.

Loss of Light: The alteration in roof form would increase the height of the proposed roof and whilst no.9 does have openings on the side elevation, they serve for non-habitable rooms. Thus, no consideration and regardless such alteration would not result in loss of light.

Overbearing: The proposed pitched roof replaces an existing flat roof with a modestly sloped form that remains clearly subservient to the main house roof. The slope falls away toward the shared boundary, ensuring the lowest point of the roof is closest to

no. 9. As a result, the proposal does not add any significant harmful mass, height, or visual dominance. The slight eaves overhang has no material impact on amenity and does not create a sense of enclosure given the clear separation distance, not creating a terracing effect. As shown on the block plan, the overhang is common within the close. Thus, it does not result in any overbearing effect on No. 9.

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:	30 April 2026
Earliest date for decision:	27 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30 April 2026