

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260469
Site Address:	346 Wokingham Road, Earley, Wokingham, RG6 7DE
Expiry Date:	27 April 2026
Site Visit Date:	4 March 2026
Proposal: Retrospective application for the erection of a two-storey side extension and a single-storey front 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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
050213	Proposed 2 storey rear extension to dwelling and single storey side extension.	Approved 20/01/06
222348	Householder application for the erection of a part single part storey rear and side extension, two storey front extension, first floor side extension above garage/utility room. Loft conversion with rear dormer, 1m front extension of existing garage in line with existing elevation plus the insertion of 6no. rooflights and changes to fenestration and associated roof alterations.	Approved 11/11/22

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC CIL: Not CIL Liable

WBC Ecology: No objection subject to conditions

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: Two storey detached 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 single storey front extension involves increasing the length of the garage by 1m. Given the front extension would only be single storey and project forwards of the building line by approx. 0.45m, such would comply with the BDG. It would appear as a minor and subservient feature which would not harm the street scene. Furthermore, given it's significant set back from the road by over 20m and natural screening along the front boundary and front garden, such addition would not be particularly visible from the public realm. The Borough Design Guide states that <i>“side extensions should generally not project forward of the building line on the street frontage”</i> and <i>“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage if often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”</i>. The first-floor side extension would be set back from the building by approx. 1.45m at ground floor level and approx. 0.80m at first floor level, the ridge line of the side extension is continued but set down lower than the main ridge and approx. 0.70m from the side boundary, thus not fully complying with the BDG. Despite this, there is no detrimental impact on the character and appearance of the

street scene and it does not lead to a terracing effect due the separation distance between no.346 and no.348 and proposed hipped roof design, the proposal would not create a terracing affect with no.348 when viewed from the street scene. The proposed side extension would respond positively to the host dwelling and would contribute positively to the local character of the area.

Whilst continuing the ridge line of dwellings is discouraged, the extension would be a subservient addition to the main dwelling and an unimposing feature which would not harm the character of the area. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. Furthermore, as stated in the section 23 of BDG *"the roof form of the extension should take it's form from the main building"*. The side extension proposed hipped roof would mirror the same roof form of the main building, thus complying with the BDG in this respect.

Furthermore, the side extension proposal has clearly taken design inspiration at no. 352 (see below). Therefore, it would not look out of place in the street scene.



Neighbouring Amenity:

Overlooking: The first-floor window in the front elevation for bedroom 5 would overlook onto the road and face Sol Joel Park over 40m away, thus no overlooking concerns.

The first-floor en-suite window in the side elevation facing no.348 will be conditioned obscured glazed, thus no overlooking concerns.

Loss of Light: Given the front extension would project 1m, there is potential loss of light to no.348 nearest ground floor window. As show below, it would comply with BRE 45* rule in plan form, thus no loss of light concern.



Whilst the side extension would be less than 1m from the side boundary of no.348, the flank-to-flank separation distance would be approx. 1.88m and given no.348 has a blank wall, thus no loss of light concern.

Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision

Car Parking

Parking is to be provided in line with WBC Parking Standards. The proposed dwelling comprises eight habitable rooms. WBC Highways require a dwelling of this scale to provide 3 car parking spaces, at minimum dimensions of 2.5m x 5.0m.

The Proposed Site & Location Plans indicate 4 sub-standard car parking spaces. However, WBC Highways acknowledge there is ample driveway space to accommodate the required car parking by utilising the existing dropped crossing.

Cycle Parking

Cycle parking is also to be provided in line with WBC Parking Standards. WBC Highways require a dwelling of this scale to provide cycle storage for a minimum of 3 cycles. This can be accommodated in a rear garden, garage, cycle store or shed.

The proposed garage is suitable for cycle storage, which is acceptable.

Ecology: The officer has reviewed the plans and elevations submitted in support of the application. The officer has also reviewed local protected species records and planning history including Preliminary Ecological Appraisal (Urban Tree Experts, Ref SPH/NP/PEA-22/16.09, 30 September 2022) submitted in support of 222348.

Provided ecological enhancements for bats are secured by planning condition in line with the 2024 NPPF Section 15, and Local Plan policies CP3, CP7 and MDD TB33 there are no ecological objections to the application. The officer requests within one month of grant of permission, at least one 1FQ Schwegler (or equivalent) bat box should be erected on the southeastern elevation as high as possible under the soffits. The bat box/es should be installed in line with BCT guidelines putting up bat box <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>

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.

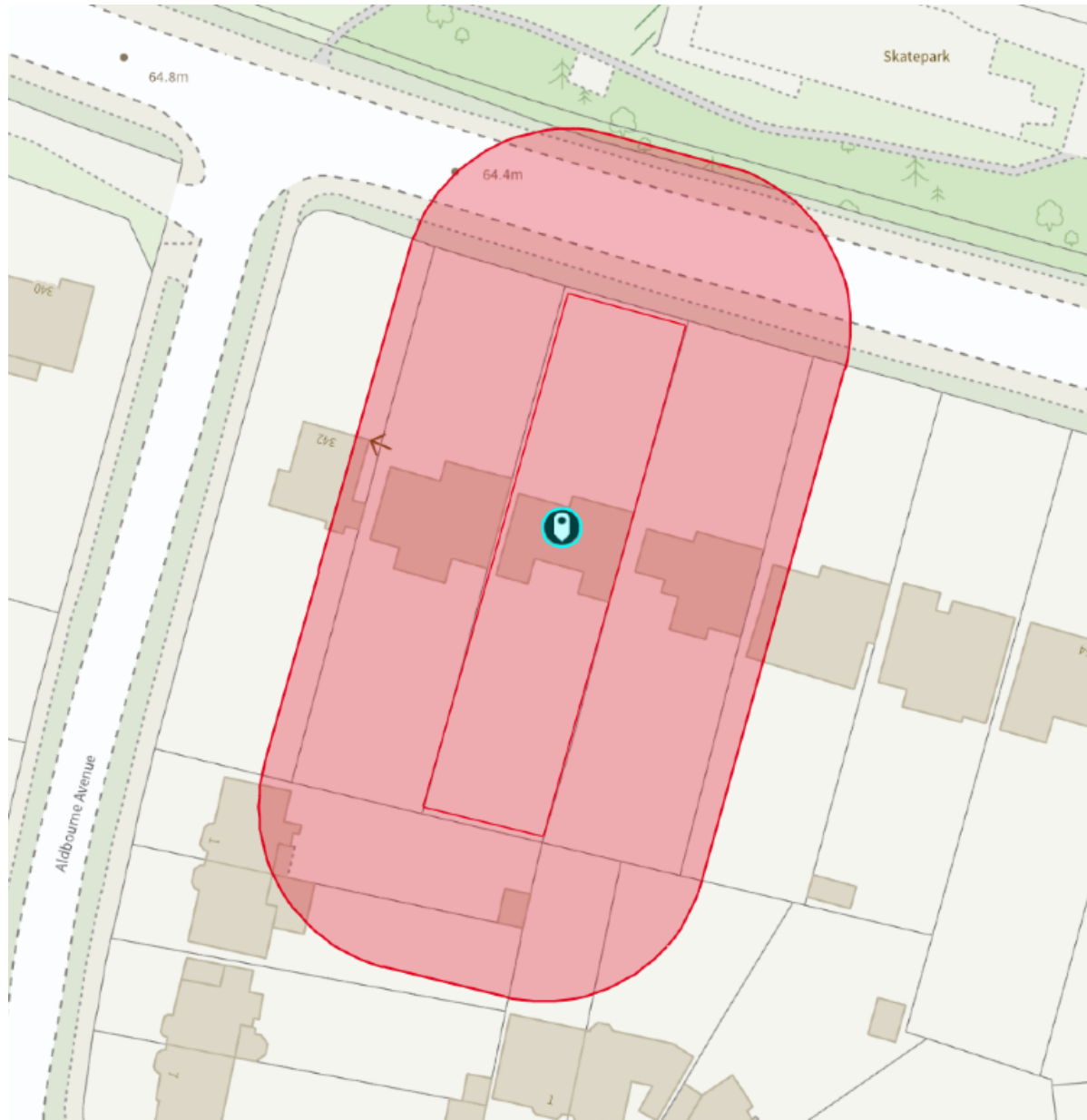
RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approved
Date:	24 April 2026
Earliest date for decision:	23 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	24 April 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

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

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route Enhancement Areas

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
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1	Sharp Sand and Gravel	River Terrace deposits
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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

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	The Knapp

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	LQ705	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000530000&res=&location=473915,172259%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

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	Maiden Erlegh & Whitegates Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m