

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260059
Site Address:	32 Erleigh Court Gardens, Earley, Wokingham, RG6 1EH
Expiry Date:	6 March 2026
Site Visit Date:	24 February 2026
Proposal: Householder application for the proposed erection a single storey rear extension along with changes to fenestration following demolition of existing pergola.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)	
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP7 – Biodiversity	
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB06 – Development of Private Residential Gardens	
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H12 – Residential development of existing private gardens	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List	
Application No.	Description	Decision & Date
132452	Proposed erection of a two-storey side extension to dwelling.	Approved June 2013

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC Cleaner and Greener- No comments received
WBC Green Infrastructure-No comments received

External

None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey semi-detached dwelling with associated parking and landscaping in the residential area of Earley, Wokingham.

Proposal: This application seeks permission for the proposed erection of a single storey rear extension along with changes to fenestration, following the demolition of the existing pergola.

The proposal seeks planning permission for the erection of a single-storey rear extension measuring approximately 3.5 metres in depth and 7.9 metres in width. The extension will be positioned on the same place the existing pergola, thereby utilising the hardstanding area to the rear of the property.

As part of the works, a new ground-floor window is proposed on the south-west elevation, in addition, two rooflights are to be incorporated into the extension roof.

The extension will facilitate the creation of a new open-plan kitchen and dining area, The current kitchen/dining space will be reconfigured to accommodate a snug, utility room, cloakroom, and W/C.

Planning History: This site has had previous planning applications submitted. Application 132452 submitted in April 2013, for the proposed erection of a two-storey side extension to the dwelling. This was approved in June 2013.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Erleigh Court Gardens and the surrounding estate comprises of 1950's style semi-detached two-storey dwellings. A number of the dwellings have benefited from two-storey side, or single storey side extensions, which are visible from the street scene.

The proposed extension will be positioned to the rear of the dwelling and will be situated on the existing hardstanding that has been used to facilitate the pergola. As a result of this proposal, the pergola will be demolished to make room for the extension.

As stated in the BDG (Borough Design Guide), alterations and extensions should be well designed, respond positively to the existing dwelling, contribute positively to the existing character and relate well to existing properties.

The extension will be set down from the ridgeline of the host dwelling and will incorporate a flat roof design, it appears modest in scale and a subservient and sympathetic addition to the main dwelling.

Furthermore, the proposed small window to the south-west elevation at ground floor level causes no concern regarding overlooking, as there are no changes with regards to separation distances. In addition to this, the proposal will utilise matching/similar materials that relate well to the host dwelling.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: The scale and design of the proposed extension have been carefully considered to ensure it remains in-keeping to the host dwelling, character of the property, and does not result in any unacceptable impact on neighbouring amenity. As the proposal is single storey with minimal changes to fenestration, it causes no adverse concern relating to overlooking, loss of light and overbearing.

Highway Access and Parking Provision: The submitted block plan shows spaces for three parking spaces. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

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.
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RECOMMENDATION	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	3 March 2026
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Earliest date for decision:	2 February 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	06.03.2026
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PLANNING CONSTRAINTS/STATUS

Insert where relevant