

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253018
Site Address:	35 Chatteris Way, Earley, Wokingham, RG6 4JA
Expiry Date:	19 February 2026
Site Visit Date:	N/A
Proposal: Householder application for the proposed erection of a single storey front extension following removal of existing front canopy roof, bay window and partial demolition of the garage and conversion of remaining garage space to habitable accommodation, plus erection of a single storey rear extension (part retrospective)	

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 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
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 condition(s) WBC Enforcement- No comment WBC CIL-No comment	
External	

None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a two-storey semi-detached dwelling with off street parking and a rear garden, located in the established residential area of Earley, Wokingham. The surrounding area is characterised by dwellings of the same character and design.

Proposal: This proposal seeks to erect a single storey front extension, following the removal of the existing front canopy roof and bay window and partial demolition of the garage. An additional single storey rear extension. (Part-retrospective).

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.

Chatteris Way, Earley is a residential area comprising of residential dwellings that all follow similar character and design. Along this part of the road, there is a consistent building line, however, there are examples of varying extensions that are visible from the street scene.

The proposed front extension would approximately be 3.9 meters high at the point of the eaves and project forwards by approximately 2.5 meters. The proposed front extension would not extend significantly beyond the front elevation of the host dwelling. Moreover, there is already a single storey front canopy and bay window that project

forwards and subsequently will be demolished. The difference in the existing and proposed front extensions is approximately 1 metre.

Additionally to this, the previously converted garage (that was converted retrospectively) to a storage room is now being converted and extended to form an office space.

Therefore, the proposed single storey front extension would not have a detrimental impact on the character of the area.

The proposed single storey rear extension would approximately be 2.5 meters in height, 4.5 meters in length and 6.5m in width.

R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

Furthermore, the proposal will utilise materials that match the host dwelling which ensures that the front and rear extensions appear a subservient and sympathetic addition to the property.

Overall, the proposed works would not result in harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Regarding neighbouring amenity, the proposed extensions are modest in scale, and the development will have an acceptable impact on neighbour amenity in terms of loss of light, overlooking and overbearing. The adjoining and other neighbouring properties have similar size front, side and rear extensions.

Flooding and Drainage: The development is situated within Flood Zone 1, and no known surface or ground water flooding has been found at front and rear. Therefore, this scheme is satisfactory regarding flooding and drainage.

The Council's Drainage Officer has reviewed this application subject to a condition that no construction shall take place until details of the drainage system for the site have been submitted to and approved by the LLFA. The condition is however not deemed to be necessary or reasonable because the majority of the hard surfacing is in situ, the extensions are modest in scale and there is a lack of flooding constraints in the location of the front and rear locations.

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	
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Conditions agreed:	Yes/No/Not required
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Recommendation:	
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Date:	17 February 2026
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Earliest date for decision:	11 February 2026
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Recommendation agreed by: (Authorised Officer)	
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Date:	17 February 2026
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PLANNING CONSTRAINTS/STATUS

Insert where relevant