

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260937
Site Address:	39 Cannock Way, Earley, Wokingham, RG6 4EF
Expiry Date:	12 June 2026
Site Visit Date:	8 June 2026
Proposal: Householder application for the proposed front porch extension and 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
060031	Application for a certificate of proposed lawful development for the erection of a conservatory	Approved 12 th April 2006

CONSULTATION RESPONSES

Internal
WBC Drainage- No objection subject to condition(s) WBC Digital Solutions Scanning- 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 semi-detached two-storey dwelling with associated parking and landscaping in the residential area of Earley, Wokingham. The site is surrounded by dwellings with consistent and prevailing architectural style in varying forms. Planning History: A certificate application under 060031 for the proposed erection of a conservatory was approved on 12th April 2006. Proposal: This application seeks permission for the proposed single storey front porch extension and single storey side/rear extension following the demolition of the existing conservatory. The proposed front extension will be approximately 1 meter in depth, 2 meters in width and 1.7 meters in maximum height. This part of the development will accommodate a W/C. The proposed side/rear extension will approximately be 4 meters in width, 4 meters in depth and 2 meters in height and will accommodate a snug/ office space. 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 and 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.

Cannock Way and the surrounding area comprise of dwellings with consistent and prevailing architectural style in varying forms. The proposed development consists of a single storey front extension to accommodate a W/C at ground floor level, along with a single storey side/rear extension to accommodate a snug / office space following the demolition of the existing conservatory.

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

The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The proposed extension will be set down from the ridgeline of the host dwelling and will incorporate a hipped roof design to match the existing. Although part of the development is located to the front of the property, with one small window proposed, the Borough Design Guide puts emphasis on protecting privacy for adjacent neighbours. R15 of the BDG states that buildings must be designed to provide reasonable levels of privacy to all habitable rooms. The Council's minimum guidance for properties across the street (in this instance No.78) is 10 meters, the proposed development is approximately 18 meters away therefore causing no concern for overlooking.

The proposed rear extension would be sited on the existing hardstanding previously utilised by the conservatory. Whilst marginally larger in scale than the existing conservatory, it is noted that the existing development did not meet the 11-metre garden depth guidance set out in the Borough Design Guide. As such, no additional concerns are raised in respect of private amenity space provision.

The extension would be largely screened by existing boundary treatments and would not be prominent within the public realm. Furthermore, the use of materials matching those of the host dwelling would ensure a cohesive and sympathetic appearance.

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: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a "high standard of amenity for existing and future users". This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the proposed development would be contained within the site boundary and would maintain an acceptable relationship with neighbouring properties. Whilst the rear extension would be marginally larger than the existing conservatory, this does not give rise to additional amenity concerns.

The proposed fenestration changes and new ground floor side access on the rear elevation are modest in scale and would not result in harmful overlooking. Furthermore, the replacement of the existing conservatory with a more solid form would reduce the potential for overlooking. In addition, the extension would be enclosed by boundary treatments and would not overlook into primary amenity areas, such as patios or the

main parts of neighbouring rear gardens. As such the proposal would not result in a detrimental loss of privacy.

Moreover, the proposed front extension respects the dwellings across the street by maintaining an adequate spatial relationship with adjoining neighbours

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed development seeks no increase in habitable rooms. 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.

Flooding and Drainage: The site lies within Flood Zone 1. The Council's Flooding and Drainage Officer have reviewed this application and raises no objection to the principle of the development as represented by proposed ground floor plan drawing 25057.PD-04 dated April 2026. As the impermeable footprint increases and drainage details have not been provided a drainage condition will be applied to mitigate any impact.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	8 June 2026
Earliest date for decision:	13 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.06.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant