

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260588
Site Address:	1 Kerris Way, Earley, Wokingham, RG6 5UW
Expiry Date:	5 May 2026
Site Visit Date:	29 April 2026
Proposal: Householder application for the proposed single storey front extension to include creation of front porch, single storey rear extension and changes to fenestration following conversion of existing garage to create habitable accommodation.	

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 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
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 Highways- No objection WBC Digital Solutions Scanning- No comments received WBC CIL- No comments received
External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Earley, Wokingham. The site is surrounded by dwellings that have similar character and design with varying forms.

Proposal: This application seeks permission for the proposed single storey front extension to include creation of front porch, single storey rear extension and changes to fenestration following conversion of existing garage to create habitable accommodation.

The proposal includes a single-storey front extension and a single-storey rear extension, together with the conversion of the existing garage.

The single-storey front extension would measure approximately 3 metres in depth, 6.7 metres in width, and 3.6 metres in height. This element would incorporate an open porch and provide an enlarged entrance hall and a study.

In addition, the proposed garage conversion would create a home office and cloakroom accommodation.

The single-storey rear extension would measure approximately 8.3 metres in depth, 7 metres in width, and 3 metres in height. This extension would provide an open-plan kitchen and dining area to the rear of the 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: 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.

Kerris Way and the surrounding area comprise dwellings of a consistent architectural style, in a variety of forms. There have been numerous extensions within the locality, including two-storey side extensions, two-storey rear extensions, single-storey front extensions, and the erection of porches. These developments are visible within the public realm and have not resulted in detrimental harm to the character or appearance of the area.

As aforementioned, the proposed single-storey front extension would provide an enlarged entrance area and a study, together with the conversion of the existing garage to provide a home office and cloakroom.

The proposal also includes fenestration alterations to the front, side, and rear elevations. These would comprise one small and one medium-sized window to the front elevation; one small window and two side access doors to the side elevation; and to the rear, one small window, one large window, and two sets of bi-folding doors.

The National Planning Policy Framework (NPPF) and the National Design Code places significant emphasis on the planning system securing good design. NPPF paragraph 131 states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development”*.

Paragraph 139 states that “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”

The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The proposed single storey front extension will be set back from the host dwelling by approximately 1.8 meters. and set down from the ridgeline. The Borough Design Guide (BDG) states that a minimum distance of 10 meters should be retained for privacy for properties facing front to front. When measured from the block plan, the front of the proposed extension is approximately 24 meters away from the front boundary of No. 2 Kerris Way and is therefore considered acceptable.

Furthermore, the front and rear extensions follow the existing building line and are retained within the boundary retaining the 1-meter flank to boundary separation distance with the neighbouring dwelling.

The proposed rear extension will be positioned on the existing hardstanding at the rear of the garden and set down from the ridge height of the host dwelling. The proposal will incorporate a flat roof design and include 1No. rooflight. The proposed rear extension will be screened by boundary treatments diminishing the appearance of the extension. The proposal is modest in scale, and the design of the extensions will utilise materials that relate well to the existing dwelling, as such the proposal will not have a detrimental impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

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.

The proposed extensions will be positioned to the front and rear of the dwelling. The proposed front extension complies with the Borough Design Guide in terms of separation distances for front-to-front boundaries and the rear extension will be retained within the boundary and screened with boundary treatments. Additionally, the proposal would not overlook any 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.

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 block plan shows parking spaces for three vehicles. The Council’s Highways Officer did raise concerns with regard to the dropped kerb change; however a revised plan had been submitted utilising the existing dropped kerb, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways has been raised.

Flooding and Drainage: The application is situated in an area suitable for low level fluvial flooding. However, as there has been no flooding found in the locations of the proposed extensions, and the proposal is minor in scale, no objections from the Council’s Flooding and Drainage Officer have been raised.

Landscape and Trees: The site is adjacent to TPO-0197-1980. However, the site is retained within the boundary, and the proposed development will not impact these TPO hedges. Therefore, no objections have been raised.

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:	Not required
Recommendation:	Approve
Date:	1 May 2026
Earliest date for decision:	1 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.05.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant