

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251888
Site Address:	72 Meadow Road, Earley, Wokingham, RG6 7EY
Expiry Date:	29 October 2025
Site Visit Date:	29 September 2025
Proposal: Householder application for a single storey front and rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 CC04 – Sustainable Design and Construction CC07 – Parking TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements SS12 – South Wokingham Strategic Development Location 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
829/54	Detached Bungalow	Approve 9 th November 1954

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Landscape and Trees – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	One commented received in support of the application: As next-door neighbours we would be one of the homes most impacted by this proposed extension. We are entirely supportive of the proposal as it will improve the overall appearance of the property, particularly the elimination of a temporary lean-to adjacent to our own property. In addition, it would improve the quality of local housing stock.

APPRAISAL

Site Description: The site is a detached bungalow with a driveway for off-street parking and private amenity space at the rear.

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.

Proposal: Erection of a single storey front and rear extension. The front single storey extension will be in line with the principal elevation; it will measure approximately 1.6m in depth, 2m in width, 2.5m to the top of the eaves and 3.8m to the top of the pitch roof.

The rear single storey extension will measure approximately 9.5m in width and 10m in depth. The roof will be staggered with approximately 6.3m extending in line with the main roof height and 4.3m towards the rear being 2m lower. The north facing side elevation will have 2 no. obscure glazed windows, 3 no. rooflights and the separation distance with the boundary will be approximately 0.75m. The south facing side elevation will have 2 no. windows and door, plus 2 no. obscure glazed windows, and the separation distance with the side boundary will be approximately 1m. The rear elevation will have 2 no. sets of bifold doors and 2 no. windows.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. The Council's Borough Design Guide (BDG) recommends that extensions should extend no more than 4m to rear of the original dwelling.

The immediate street scene is a residential road with detached bungalows of a similar age and design. Front boundary treatments are low brick walls or fences, and most front gardens have a driveway for off street parking. In this case, the front extension would be single storey; it would not project forward of the building line, and the roof height would be inferior to the main roof. The rear extension would be set well back and partially screened from public view. Therefore, while the proposal is not compliant in respect of the 4m BDG guidance, the proposal would not cause significant harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The 2 no. windows in the north facing side elevation will be obscure glazed. The windows and door on the south facing side elevation will face onto 2 no. obscure glazed windows and a door with obscure glazing at no.74. Therefore, there would be no significant increase in overlooking.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In this case the rear single storey extension would not project beyond the rear wall of no 70 and the roof would be a similar height. Also, Figure 1 shows that the horizontal 45-degree angle test is complied with in relation to no.74. Therefore, there would be no significant increase in overshadowing.

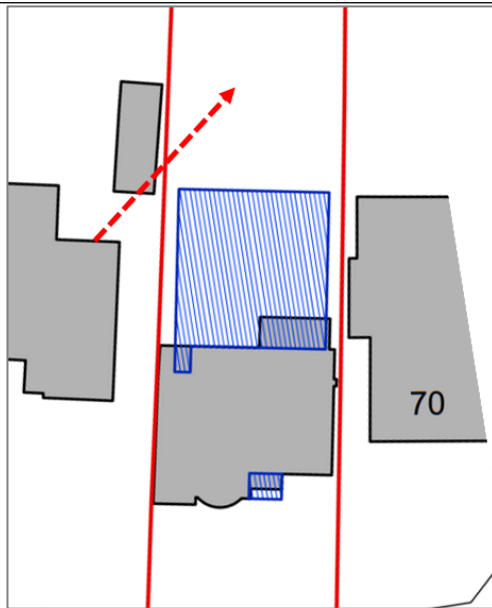


Figure 1 Horizontal 45-degree angle test from the nearest habitable room at no 74 Meadow Road

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. The rear extension would project approximately 10m from the existing rear wall which is 6m further than what is recommended for an extension close to a boundary. Nevertheless, the proposal is single storey; it would be in line with the rear wall of no. 70 and project beyond the rear wall of no.74 by approximately 3.5m. Furthermore, the application site would retain a private garden approximately 18m in length and neighbours would have access to open amenity space.

Therefore, the bulk of the dwelling will not significantly harm the neighbouring occupiers or dominate the adjoining bungalows.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raised no objection and commented: *“The proposal will result in an additional habitable room; however, this will not have a significant impact in respect of the councils parking standards. The existing level of parking will be retained, and this is considered acceptable in this instance.*

Although not a reason to object, Highways recommend that a door is provided within the rear of the garage, which would provide independent access to the rear garden.

Landscape and Trees: The Landscape and Trees Officer raised no objection.

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:	Approve
Date:	23 October 2025
Earliest date for decision:	11 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24/10/25