

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250941
Site Address:	7 Flamborough Close, Earley, Wokingham, RG6 3XB
Expiry Date:	12 June 2025
Site Visit Date:	2 June 2025
Proposal: Householder application for the proposed single storey rear extension following the removal of existing conservatory. Along with changes to the front porch and fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
170978	Householder application for the proposed erection of a single storey rear extension following demolition and removal of existing conservatory and conversion of existing garage to additional habitable accommodation.	Approved: May 2017

CONSULTATION RESPONSES

Internal

WBC CIL – No comments

External

None

REPRESENTATIONS

Earley Town Council	No objection
Ward Member(s)	No comments received

Neighbours	One letter received discussing the party wall agreement
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APPRAISAL

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: The proposed single storey rear extension would be both modest in scale and unimposing in design, ensuring a seamless integration into the existing built form, without any notable impact on wider character.

Further to the above, the slight extension of the existing front porch and the replacement of the garage door for a window are minor changes that would have little impact on the appearance of the existing property.

Accordingly, it is considered that the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Although the proposed rear extension would increase the run of built form along the adjacent boundaries, its modest size would appropriately mitigate any impact upon the neighbouring sites.

A neighbouring resident has referenced the party wall agreement. Whilst it would appear from the proposed plans that the development is entirely within the confines of the application site, the applicant is reminded that the granting of planning permission does not authorise someone to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	Not required
Recommendation:	Approve
Date:	3 June 2025
Earliest date for decision:	11 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	4 June 2025