

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                             |                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                  | 251972                                             |
| <b>Site Address:</b>                                                                                                                                                                        | 12 Erleigh Court Drive, Earley, Wokingham, RG6 1EB |
| <b>Expiry Date:</b>                                                                                                                                                                         | 20 October 2025                                    |
| <b>Site Visit Date:</b>                                                                                                                                                                     | 3 October 2025                                     |
| <b>Proposal:</b> Householder application for the proposed erection of part two-storey, part single-storey side extension, single-storey rear extension and removal of one existing chimney. |                                                    |

### **PLANNING POLICY**

|                                                  |                                                                                                                                               |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)                                                                                                     |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP2 – Inclusive Communities<br>CP3 – General Principles for Development<br>CP4 – Infrastructure Requirements |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development                                                                                       |
| <b>Joint Minerals and Waste Plan (JMWP)</b>      | DM1 - Sustainable Development                                                                                                                 |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles                                                                                                      |
| <b>Other</b>                                     | National Planning Policy Guidance (NPPG)<br>Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                   |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                          | Decision & Date        |
|-----------------|----------------------------------------------------------------------------------------------------------------------|------------------------|
| 160092          | Householder application for the proposed erection of a two storey side extension and a single storey rear extension. | 02/03/2016<br>Approved |

## CONSULTATION RESPONSES

### Internal

WBC Highways- No increase in habitable rooms and no impact on access or parking.

### External

N/A

## REPRESENTATIONS

|                     |                                                             |
|---------------------|-------------------------------------------------------------|
| Parish/Town Council | Earley Town Council raise no objection to this application. |
| Ward Member(s)      | No comments received                                        |
| Neighbours          | No comments received                                        |

## APPRAISAL

### Site Description:

The application site consists of a large, detached dwelling located on Erleigh Court Drive in Earley. The dwelling is an anomaly in the street scene as it has a large frontage combined with a side garage. The dwelling is set within a spacious plot which has a wide frontage and narrows to 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.

### Character of the Area:

CP1 of the Core Strategy requires the proposed two-storey side extension and single-storey rear extension to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed two-storey side extension and single-storey rear extension to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed single storey side extension will measure c.3.75m in width, c3.03m in depth and c.3.76m. The two-storey extension will measure c.6.68m in height, c.2.25m in width and c3.39m depth. The single storey rear extension will measure c.9.11m in width, c.2m in depth and c.3.2m in height.

R23 in the Borough Design Guide states that “ *Alterations and extensions should be well designed; respond positively to the original building; contribute positively to the local character; and relate well to neighbouring properties.*” And that “*Side extensions should not generally project forward of the building line on the street frontages*”, further outlining that two storey side extension should be set down from the main ridge. The proposed side extension complies with the guide as it will be located on the west side of the property and will be in line with the existing front facing building line, subserviently set under the existing ridge of the main dwelling by c.0.78m.

CP3 of the Core Strategy requires the extension to be of an appropriate material and character to the area together with a high quality of design. The proposed two-storey and single-storey extension complies with this as the materials used to construct the building will be made to match the main dwelling. These are identified on the application form to consist of red brick walls, brown plain tiles roof, brown UPVC windows and brown UPVC doors. With the above in mind, the two-storey extension would not detrimentally harm the character and appearance of the area.

The Borough Design Guide advises that rear extensions should not project more than four metres from the main rear wall of the house. The proposed rear extension would project no more than 2 metres from the rear wall of the host dwelling and would comply with the recommendations of the Borough Design Guide. The rear extension is c.9m in width and c.2m in length, it is considered a modest addition to the host dwelling and would not result in any harm to the character of the dwelling and locality.

The Borough Design Guide recommends a minimum 1m separation distance from flank to boundary on 1 to 2 storey extensions to maintain privacy and limit sense of enclosure. Due to the angled nature of the application site, a distance of 1m from the side boundary is not maintained. However, the two storey side extension would maintain a distance of c.6.85m from the flank elevation of the adjacent neighbour which prevents any risk of a terracing effect.

### **Neighbouring Amenity:**

#### *Overlooking:*

There are no proposed side or rear first floor windows proposed in the two-storey side extension which would therefore consider that no harm would occur.

It is noted that within previously approved application 160092 the case officer imposed a restrictive condition to prevent side windows coming forward under permitted development in future. This condition was not explained within the body of the officer report. Given the orientation of the extension, even if a side window was to be present there is an inadequate arc of outlook afforded to provide anything above oblique views of the neighbouring rear amenity space. It is noted that neighbouring dwelling No.10 has two secondary ground floor windows, however considering the presence of boundary treatment and what these windows serve it is unnecessary to impose a

permitted development restriction. As the former wording would fail the 6 tests outlined within the NPPF/ NPPG it is not repeated within this permission.

***Loss of Light and Overbearing:***

The proposed side extension is set back c.5.38 away from the adjacent neighbouring flank. The windows on the neighbouring property are located on the ground floor, it is considered that no harm would occur in terms of light and overbearing. The two ground floor windows on the side elevation of the neighbouring property are secondary openings, where both the rooms served by these side windows also have another window on the front or rear elevation. Therefore, it is deemed that an appropriate amount of daylight would still be received by these rooms on the neighbouring property, even without the side windows. This further demonstrates that the extension would not cause any significant loss of light to the neighbouring property.

**Highway Access and Parking Provision:**

Further to consultation, WBC Highways have stated that there are no objections to the development as there is no increase in habitable rooms. Therefore there is no impact on access or parking.

**Amenity Space:**

Section 4.7 of the Borough Design Guide states *“The council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable”*. The proposed two storey and single storey side extension will result in a minor loss of c.3.5m garden space on the side of the dwelling and a loss of c.9m garden space at the rear of the dwelling. However, there will be sufficient space remaining with c.21.75m in depth and c.10.25m in width.

**Conclusion:**

In conclusion, the proposed two storey side extension, single storey side extension and single storey rear extension would not detrimentally harm the character and appearance of the area and would not harm neighbouring amenity. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it is recommended for approval subject to conditions.

**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.

|                                    |                   |
|------------------------------------|-------------------|
| <b>RECOMMENDATION</b>              |                   |
| <b>Conditions agreed:</b>          | Not required      |
| <b>Recommendation:</b>             | Agree             |
| <b>Date:</b>                       | 13 October 2025   |
| <b>Earliest date for decision:</b> | 17 September 2025 |

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>MC</i>         |
| <b>Date:</b>                                              | <b>14.10.2025</b> |

## **PLANNING CONSTRAINTS/STATUS**

*Insert where relevant*

*Mineral Safeguarding Areas*

*Major Nuclear Sites Consultation Zone*

*Great Crested Newt Impact Zone*

*SSSI Impact Risk Zone*

*Potentially Contaminated Land Zones*

*Water Utility Consultation Zones*

*Landscape Character Assessment*