

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260871
Site Address:	5 Erleigh Court Gardens, Earley, Wokingham, RG6 1EH
Expiry Date:	5 June 2026
Site Visit Date:	29 May 2026
Proposal: Householder application for the proposed erection of a two-storey side extension, erection of a single-storey front porch extension, erection of a part single-storey, part two-storey rear extension, and associated alterations to fenestration, following the demolition of the existing conservatory (retrospective).	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
251071	Householder application for the proposed garage conversion followed by first floor side	Approved 15/07/2025

	extension above the garage, single storey rear extension, front porch and changes to fenestration.	
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CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application noting the application is retrospective and they queried if exemption from CIL is not permitted. <i>Officer Comments: A completed CIL Form 1 can be found on the application file.</i>

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a part single, part two storey side extension following demolition of the existing garage. The erection of a single storey front extension to form a porch, following demolition of the existing lobby. And the erection of a part single, part two storey rear extension following the demolition of the existing conservatory.

This application is proposing similar alterations to those proposed under the previously approved application ref: 251071. However, this current application differs as it now accurately indicates the ground level, thus showing the accurate height of the extensions. Whilst the alterations proposed under the current application are therefore largely similar to those previously approved, a full assessment of this application is contained below.

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:

Single Storey Front Extension:

The proposed single storey front extension would have a pitched roof joining to the host dwelling. The front extension would comply with guidance in the Borough Design Guide (BDG) as the building is set well back from the street frontage and would only project forward approximately 0.8 metres. As such, the proposed single storey front extension poses no harm to the appearance of the host dwelling or wider character of the area.

Side Extension:

Guidance in the Borough Design Guide (BDG) states that “side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”.

The proposed part single part, part two storey side extension is set away from the boundary with the nearest neighbouring property by 0.2 metres at ground floor level and 0.75 metres at first floor level, thus avoiding any potential terracing impact. At first floor level the side extension will be set back from the building line by 0.5 metres, and the ridge height of the extension is set down 0.2 metres from that of the main roof. Whilst this does not fully comply with guidance in the BDG, the extension would still appear as a subservient addition to the dwelling, and it is not deemed that the side extension poses any significant harm to the appearance of the host dwelling or wider character of the area.

Rear Extension:

The single storey element of the rear extension would extend 4 metres from the rear of the dwelling and is set 0.2 metres from the neighbouring boundary on either side. This element is to the rear of the property where it would only be partially visible from the public domain, and with the proposed materials to match those of the existing dwelling, it is deemed that the single storey element of the extension poses no harm to the appearance of the dwelling or wider character of the area.

The two-storey element of the rear extension would extend 3 metres from the rear of the dwelling and is set 0.75 metres from the boundary with the neighbouring property no. 3. The ridgeline of this element is set down by approximately 1.1 metres from the ridgeline of the main roof, and this ensures that the extension appears subservient and not overly dominant. The two-storey part would be visible from the public domain, but with brickwork and roof tiles to match those of the existing dwelling, it is deemed that the two-storey element would have an acceptable impact upon the appearance of the host dwelling and wider character of the area.

Neighbouring Amenity:

Single Storey Front Extension:

The proposed single storey front extension would extend 0.8 metres from the front of the dwelling, and it is single storey in nature. There are no windows on the side of the front extension and therefore there are no concerns on overlooking or loss of light grounds. In terms of overbearing, the proposed front extension only extends 0.7 metres in front of the building line of the neighbouring property, and additionally, it is aligned

with their driveway and parking area. Therefore, it is deemed that there would be no significant overbearing impacts.

Side Extension:

The first-floor element of the proposed side extension is set 0.75 metres off the boundary with the neighbouring property. Additionally, this side extension is aligned with the side of the neighbouring property no. 3 and therefore no significant concerns relating to overbearing or loss of light are raised. In terms of overlooking, there are two windows proposed on the side of the extension. The ground floor window serves a bathroom and is indicated on the plans as being a fixed-shut, opaque glazed, high-level window, a condition is recommended to secure this. The first-floor window serves a bathroom and is indicated as being obscure glazed, a condition is recommended to ensure the window is obscure glazed, and non-opening below a height of 1.7 metres above the finished floor level of the room.

Rear Extension:

The single storey element of the proposed rear extension would extend 4 metres from the rear of the dwelling. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set 0.2 metres from the boundaries with neighbouring properties, but an eaves height of 2.75 metres show compliance with this guidance relating to overbearing.

The two-storey element of the proposed rear extension would extend 3 metres from the rear of the dwelling. There are no windows proposed on the side of this element, and therefore there are no concerns on neighbouring amenity grounds relating to overlooking. With regards to loss of light, it has been demonstrated on the submitted proposed block plan that the two-storey element would comply with the 45-degree horizontal test as advocated within the BDG and the British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". In addition, any neighbouring side facing windows to habitable rooms can only be afforded limited protection given that the effectively 'borrow' their outlook and daylight from across the application site.

Therefore, it is not deemed that this element of the proposal would cause a significant loss of light to the neighbouring property. The two-storey element would be aligned with the alleyway down the side of the neighbouring property no. 3, and it does not extend beyond the single storey rear extension of no. 3. Therefore, it is not deemed that the extension would have a significant overbearing impact on the neighbouring property that would warrant a reason for refusal of the application.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	2 June 2026
Earliest date for decision:	9 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	02/06/26

PLANNING CONSTRAINTS/STATUS
Insert where relevant