

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260754
Site Address:	36 Huntingdon Close, Earley, Wokingham, RG6 3AB
Expiry Date:	22 May 2026
Site Visit Date:	22/04/2026
Proposal: Householder application for the proposed erection of a two-storey rear extension and a single-storey front porch extension, alongside alterations to fenestration, following demolition of the existing rear sunroom and existing front porch.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements SS4 – Development within or adjacent to minor settlements NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
260670	Householder application for the proposed part single storey front extension incorporating front porch following demolition of existing front porch, part single part two storey rear extension following demolition of existing sunroom plus changes to fenestration.	Approved, 13/05/2022
232506	Application for non-material amendment to planning consent 231567 to reposition the front door and extend the front porch canopy roof.	Approved, 25/10/2023
231567	Application to vary condition 2 of planning consent 220943 for the proposed part single	Approved,

	storey front extension incorporating front porch following demolition of existing front porch, part single part two storey rear extension following demolition of existing sunroom plus changes to fenestration. Condition 2 refers to approved details and the variation is to allow an increase in the depth of the front extension and changes to first floor rear fenestration.	06/09/2023
220943	Householder application for the proposed part single storey front extension incorporating front porch following demolition of existing front porch, part single part two storey rear extension following demolition of existing sunroom plus changes to fenestration.	Approved, 13/05/2022

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections, subject to a condition.
WBC Sports Development (Places and Neighbourhoods) – No comments received.
WBC Cleaner and Greener – No comments received.
WBC Green Infrastructure – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Earley Town Council - Objects to the proposal and recommends refusal. The front extension is considered overly dominant and too close to the public footpath, reducing soft landscaping and harming the relationship with
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	adjacent open space and the character of the area. It is also considered to adversely affect pedestrian amenity and fails to accord with the Borough Design Guide and Policies CP1 and CP3. In addition, concern is raised that insufficient information has been provided to demonstrate the extension would not encroach onto or obstruct the public footpath, contrary to Policy CP3. <i><u>Officer comment:</u> The submitted plans confirm that the front extension would remain within the curtilage of the site and would not encroach onto or obstruct the public footpath. Any assessment of design impact is considered within the main body of this report.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description and Proposed Development:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached properties that are similar in design and appearance.

Planning permission is sought for the erection of a two-storey rear extension and a single-storey front porch extension. This application follows a previously approved scheme for similar works under application 220943, the implementation period for which has now expired. The current proposal seeks to reinstate that permission, with some amendments to the scale and design of the extensions.

Revised plans were received on 09/06/2026 which amended the following:

- A 0.5 metre set back at first floor level on the proposed rear extension.
- A 0.3 metre reduction in the length of the front extension.

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 two-storey rear extension would incorporate a gable roof and extend approximately 3.3 metres from the rear of the property. It would not extend beyond the ridge height of the existing dwelling, and the use of matching materials would ensure a cohesive appearance. The extension would be visible from Huntingdon Close to the north, but it would be sufficiently subservient to the host dwelling as to not adversely impact the character of the area.

The proposed single-storey front porch extension would project approximately 1.7 metres from the front elevation and incorporate a small open canopy. Properties within Huntingdon Close are characterised by relatively modest front garden areas, and it is acknowledged that the extension would occupy a noticeable proportion of

this space. However, the depth of the extension has been reduced by 0.3 metres from the originally submitted scheme. Furthermore, owing to the arrangement and orientation of properties within the close, the extension would not project beyond the prevailing building line or appear unduly prominent within the street scene. Consequently, this element of the proposal would not adversely impact the character of the area.

Overlooking:

The views offered from the fenestration proposed on the front and rear elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

The proposal would introduce a first-floor window on the west side elevation which would serve a non-habitable room. The elevational drawings indicate that this window would be obscure glazed and non-opening below 1.7metres to minimise overlooking into the neighbouring rear garden area of no.34. A suitable condition will be attached to any approval to ensure compliance.

Loss of Light and Overbearing

In accordance with the BRE *Site Layout Planning for Daylight and Sunlight* guidance, the agent has demonstrated, through application of the 45-degree line test taken from the nearest neighbouring ground-floor window at No. 34, that the proposed extension would not infringe this line. It is therefore considered that the development would not result in an unacceptable loss of daylight to this neighbouring property.

The siting and massing of the proposed first-floor rear extension, particularly in close proximity to the side boundary shared with No. 34, initially raised some concerns regarding its potential overbearing impact. However, following the submission of amended plans, the first-floor element has been set back by 0.5 metres from the

western side elevation. This setback introduces a degree of visual relief, reduces the perceived bulk of the extension, and helps to mitigate any potential overbearing effect or sense of enclosure experienced by the neighbouring occupiers.

Highway Access and Parking Provision:

As the proposal would not impact the existing parking arrangement on the application site, no objections to the proposed development on highway grounds.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Flooding and Drainage:

The proposed development is located within Flood Zone 2, as identified by Environment Agency mapping. In accordance with paragraph 181 of the NPPF, a site-specific Flood Risk Assessment would typically be required to assess all potential flooding risks associated with the development.

However, in this instance, the Local Planning Authority considers the requirement for a formal Flood Risk Assessment to be disproportionate in relation to the scale and nature of the proposed works. The increase in hardstanding would be minimal, as the proposed extension footprint would be largely sited on existing surfaced patio areas. The remaining undeveloped areas of the site, which comprise permeable grassed garden space, are considered sufficient to ensure that the proposal would not result in any material increase in flood risk to the site or surrounding land. In addition, it is noted that surface water drainage and related matters would also be controlled through Building Regulations, providing further assurance in relation to appropriate drainage and construction standards.

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:	Not required
Recommendation:	Approval
Date:	29 April 2026
Earliest date for decision:	24 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.06.2026