

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260889
Site Address:	35 Egremont Drive, Earley, Wokingham, RG6 3BS
Expiry Date:	9 June 2026
Site Visit Date:	18 May 2026
Proposal: Householder application for the proposed erection of a part single- storey, part two-storey side extension, with habitable accommodation within the existing roof space incorporating three rooflights to the front roof slope, and associated alterations to fenestration.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
060254	Proposed erection of two storey side and single storey rear extension to existing dwelling.	Refused 19/10/2006
061430	Proposed erection of two storey side and single	Refused

	storey rear extension to dwelling.	05/01/2007
191680	Householder application for the proposed erection of a single storey front extension.	Approved 26/07/2019
200874	Householder application for proposed erection of a single storey rear extension including the insertion of 2no. roof lights.	Approved 19/05/2020

CONSULTATION RESPONSES

Internal

WBC CIL – No Comment

External

N/A

REPRESENTATIONS

Parish/Town Council	One objection raised for the following reasons: The elevated position of the proposed extension will be overbearing on 23 Egremont Drive behind, to the detriment of the amenity and privacy of that property, contrary to Policy CP3. <i>Officer comment: The Impact on neighbour amenity is discussed in the main body of the report.</i> The proposed front elevation is out of keeping with the character of the host dwelling, with no ground floor window to the front wall of the side extension, to the detriment of the character of the house and to the character of the area, contrary to Policy CP3. <i>Officer comment: Following the consultation period, the applicant submitted revised plans to show a window inserted into the front wall at ground floor level.</i>
Ward Member(s)	No comments received
Neighbours	One comment received: The front elevation of the proposed extension has no window at ground level and ascetically would not look good and detrimental to surrounding houses. <i>Officer comment: Following the consultation period, the applicant submitted revised plans to show a window inserted into the front wall ant ground floor level.</i>

APPRAISAL

Site Description: The application site comprises a two-storey detached property located adjacent to the turning circle at the end of the cul-de-sac. The unconventional layout of the plot results in the private garden space being located to the side of the property.

Properties in the road are of a similar age and appearance, although there is variation to the layout and design of the dwellings.

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: The erection of a part single-storey, part two-storey side extension, with habitable accommodation within the existing roof space incorporating three rooflights to the front roof slope, and associated alterations to fenestration.

The proposed part two-storey side extension would have a pitch roof, measure approximately 5.3m in height and be set down from the main roof by approximately 2m. The principal elevation would measure 3.4m in width and have a first floor and ground floor window. The side elevation would measure approximately 5.2m in depth and have 1 no. window on the ground floor. The separation distance with the side boundary would be approximately 6.4m.

The part two-storey side extension would have a part sloping/part flat roof, measure approximately 3.7m in height, 3.5m in depth and be set back from the rear wall of the playroom by 3.5m. It would have bifold doors to the rear and side elevations.

The roof space would be accessed via an internal staircase to provide a playroom, and 3 no. roof lights would be inserted into the front roof slope.

Procedural Matters

Revised plans were received by the Council on 28th May 2026, and after the consultation date had ended. However, the revised proposed plans were a minor amendment to show the insertion of a window to the proposed front wall at ground floor level. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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 street scene is a group of 5 no. detached dwellings of varying designs arranged in a short cul-de-sac. There are no other examples of two storey side extensions within proximity of the application site.

As the host dwelling occupies an end plot position within the cul-de-sac, the development would be positioned on the outward-facing side of the plot, away from the established pattern of gaps between dwellings that characterises the surrounding properties. The side extension would align with the principal building line of the host dwelling and would be set down from the main ridge height by 2m and would appear as a subservient addition in accordance with the Borough Design Guide (BDG).

Although the two-storey element of the extension would not be set-back from the principal elevation, it would be located at the far end of the cul-de-sac and so the rhythm of buildings and gaps between them along the street frontages would not be harmed. Furthermore, the rear wall of the two-storey extension would be set back approximately 3.5m from the original rear wall. The single storey element of the side extension would be in line with original rear wall and be set back approximately from the rear wall of the family room.

Therefore, the proposed extension would comply with the recommendations in the BDG, would not cause any detrimental impact to the character of the area and would comply with Policy 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: In this case, the private amenity space within the application site is accessed at the side of the house and so the minimum separation distances recommended in the BDG is not directly applicable. However, Figure 1 below shows that the separation distance of the proposed east facing side wall with the rear of no's 25 and 27 Egremont Drive would be approximately 17m which exceeds the BDG's separation distance requirements for back-to-flank arrangements. Furthermore, there are no additional first floor side facing windows proposed so no additional overlooking would occur to these neighbours.

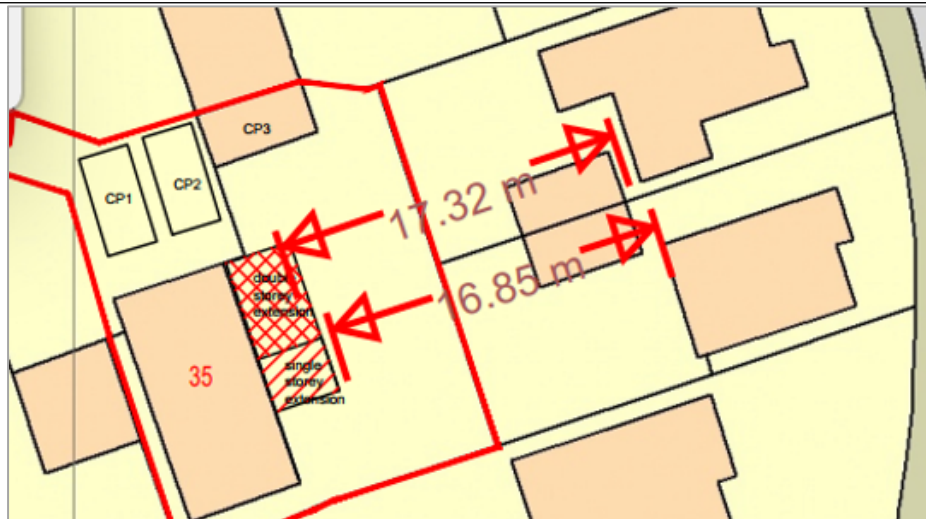


Figure 1: Proximity of east facing 2 storey extension with no's 25 and 27 Egremont Drive.

The proposed first-floor front window would face the side (south) elevation of no. 33 Egremont Drive but would not look onto windows serving its habitable rooms. While there may be partial views from the new first floor window over the rear garden of no. 33, these would be at an angle and approx. 22m from the central area of amenity space which lies directly adjacent the main rear outlook of no. 33. Moreover, any views towards the rear garden of no. 33 be partially blocked by the existing outbuildings/garages that are sited between these properties. Therefore, this arrangement would not cause significant additional overlooking such that it would be injurious to the amenities of no. 33 or warrant refusal of this application.

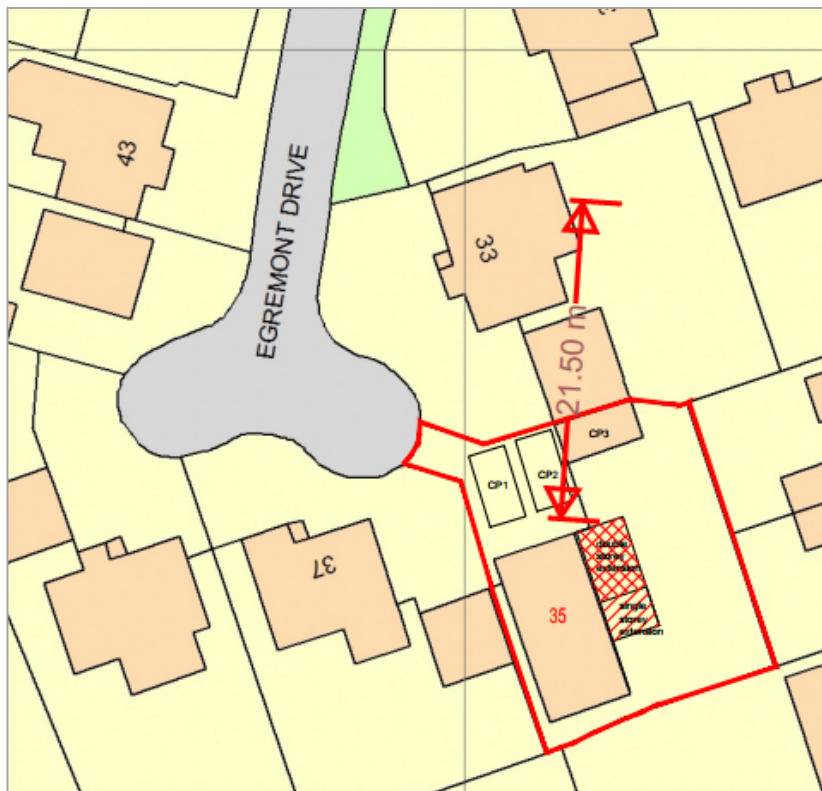


Figure 2: Proximity of proposed first floor window and rear of no. 33 Egremont Drive.

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 45-degree angle test would be complied with in relation to windows serving neighbouring habitable rooms and there would be no loss of light because of the proposal.

Overbearing: The BDG provides guidance on extensions in relation to their visual impact and advises that the layout and design should respond appropriately to the local context, including the provision of external space. In this case, the proposed side extension would retain a separation distance of approximately 6.5m from the side boundary, and the remaining amenity space would have a depth of about 13m, which is considered adequate. The separation distance of the proposed rear wall of the two-storey side extension and the side rear boundary at no. 23 Egremont Drive would be approximately 7m and the rear wall would not face onto habitable rooms.

In relation to Nos. 25 and 27 Egremont Drive, the ground level at the application site is approximately 1m higher. However, the impact of this level difference would be reduced because the roof of the two-storey side extension would be set approximately 2m below the main roof, and its width would be limited to approximately 5.2m. Therefore, the height and bulk of the extension would not appear unduly dominant or result in significant harm to neighbouring occupiers, given that they would have access to sufficient private open space.

Overall, the proposal would comply with Policy CP3 of the Core Strategy regarding neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 2 spaces are required for 3 or less bedroom dwellings.

The applicant proposes to increase the numbers of habitable rooms from 5 to 6 and 2 no. driveway parking spaces are proposed. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least two cars, which is acceptable. As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

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:	5 June 2026
Earliest date for decision:	12 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	05/06/26