

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252831
Site Address:	23 Hilltop Road, Earley, Wokingham, RG6 1BY
Expiry Date:	22 January 2026
Site Visit Date:	12 December 2025
Proposal: Householder application for the proposed erection of a single-storey side extension with associated alterations to fenestration to the side elevation.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
232677	Application for a certificate of lawfulness for the proposed conversion of the garage to habitable accommodation and the erection of a detached outbuilding.	Approved 20/12/23
042368	Proposed single storey rear extension to dwelling to form conservatory.	Approved 10/11/24

CONSULTATION RESPONSES	
Internal	None consulted
External	None consulted

REPRESENTATIONS	
Parish/Town Council	Earley Town Council: No objection.

Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling.

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 Borough Design Guide states “*side extension should not project forward of the building line on the street frontage(s)*” and “*a gap should be retained between the building line and the site boundary and this should be a minimum of 1m in width*”. The side extension would be 2.6m in length and still not project forward of the building line and set back from building line of no.23 and no.21.

The extension would be less than 1m from the side boundary of no.21. However, whilst the proposal would be approx. 0.45m, the flank wall of the extension would follow that of the side element of the dwelling. As such, an extension that does the same would not result in harm to the character of the area despite not being completely in accordance with the Borough Design Guide.

Overall, the extension is a minor and subservient addition which would not harm the street scene.

Neighbouring Amenity:

Overlooking: The window to the front would remain the same size, although closer to the front boundary. The brick wall along the side boundary would prevent any outlook with the main outlook looking onto the front drive, thus no overlooking concerns.

Loss of Light/Overbearing: Given the extension is only single storey and set off from the boundary from no.21, there are no overbearing or loss of light concerns.

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:	Approve
Date:	21 January 2026
Earliest date for decision:	29 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21 January 2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant