

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252826
Site Address:	2 Delamere Road, Earley, Wokingham, RG6 1AP
Expiry Date:	16 January 2026
Site Visit Date:	12 January 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey lean-to structure, plus changes to fenestration and creation of a new rear patio.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
252827	Application for a certificate of lawfulness for the proposed erection of a part-hipped roof extension and installation of rooflights to facilitate conversion of the loft to habitable accommodation.	Approved January 2026

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council raises no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application relates to a proposed erection of a single storey rear extension following the demolition of the existing single storey lean-to structure, plus changes to fenestration and creation of a new rear patio. The site is located in an established residential development in Earley, Wokingham. The surrounding area is characterised by semi-detached properties that are similar in design and appearance.

Planning History: This application site has had previous applications submitted. Application 252827 (submitted in November 2025) consisted of an application for a certificate of lawfulness for the proposed erection of a part-hipped roof extension and installation of rooflights to facilitate conversion of the loft to habitable accommodation, which was approved in January 2026.

Proposal: This application poses the erection of a single storey rear extension, (to include 3 No roof lights) following the demolition of the existing single storey lean-to structure, changes to fenestration and formation of a new patio.

The proposal will include a reconfiguration internally, to show a new kitchen, utility room and downstairs W/C. This will include 2No new small windows to the rear side elevation to facilitate the proposed changes.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

2 Delemere Road and the surrounding residential area comprises of semi-detached two storey dwellings which have similar architectural style, design and appearance. Throughout the area, there are several examples of front and rear extensions and outbuildings which have no detrimental impact on the character of the area.

The proposed rear extension is positioned facing towards neighbouring properties; however, it will be in keeping with the landscaping and the original dwelling as the extension doesn't project upon the boundary. Additionally, both the extension and the demolition of the lean to will not compromise the street scene as this is projected away from the public realm and will utilise materials that relate well to the existing property. Therefore, will have no detrimental impact on the character of the area.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity: The proposed extensions are modest in scale and the development will have an acceptable impact on neighbour amenity in terms of loss of light, overlooking and overbearing. The adjoining and other neighbouring property have similar size rear extensions.

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:	13 January 2026
Earliest date for decision:	15 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.01.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant