

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261853
Site Address:	19 Reeds Avenue, Earley, Wokingham, RG6 5SP
Expiry Date:	1 October 2026
Site Visit Date:	19 August 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing veranda.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
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 CE3 – Environmental standards for residential development CE6 – Reducing energy consumption in existing buildings CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
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
052016	Proposed erection of veranda to rear and side of dwelling (retrospective) and new pitched roof to existing side garage and porch.	Approved 13/06/2005

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One neighbour representation raising the following concerns: - Development would result in a loss of light and overbearing impacts onto the neighbouring no.17 Reeds Avenue.

APPRAISAL

Site Description:

The application site consists of a modest two storey detached dwelling located on Reeds Avenue, Earley.

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 rear extension would extend from the existing rear extension, matching its depth (approximately 2.8 metres) and its height (approximately 2.6 metres). It would be a modest addition to the rear elevation of the dwelling and would be well screened from views from the public realm. Overall, the extension would have an

acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The new rear facing fenestration would outlook onto the site's garden and raises no overlooking concerns. Similarly, the rooflights in the flat roof form would provide no additional overlooking opportunities onto neighbouring land uses.

Loss of Light and Overbearing:

As outlined above, the extension would match the massing and form of the existing rear extension it would be connected to. There would be no increase in massing closer to the boundary with no.17 Reeds Avenue and due to its overall modest scale and height, there are no anticipated loss of light or overbearing impacts foreseen.

Amenity Space:

The proposed development would replace an existing veranda and whilst the garden depth would be approximately 8.3 metres in depth, its notable width (approximately 13 metres) acts as a sufficient compromise for the lack of garden depth. Overall, the development proposed would not harm the usability of the site's rear amenity space.

Highway Access and Parking Provision:

There would be no increase in habitable rooms and therefore no impact on the existing garage and driveway parking.

Flooding and Drainage:

The site is located within Flood Zone 1 and due to the very minor scale of the development proposed, there are no concerns on these grounds.

Landscape and Trees:

There are no arboricultural or landscape character concerns related to this development.

Ecology:

There are no ecological concerns related to this development.

Conclusion:

Overall, the proposed development complies with the development plan. Subject to conditions, this application is recommended for approval.

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:	1 September 2026
Earliest date for decision:	28 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1 September 2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant