

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260775
Site Address:	1 Henley Wood Road, Earley, Wokingham, RG6 7EE
Expiry Date:	12 June 2026
Site Visit Date:	11 May 2026
Proposal: Householder application for the proposed erection of a front porch extension, erection of a single-storey side extension including extension of the existing garage, erection of a single-storey rear extension, installation of rooflights, and associated alterations to fenestration.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
960380	Proposed Erection Of Detached Domestic Garage With Workshop	Approved 11/07/97

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council raises no objection to this application subject to WBC imposing the following condition that as the alterations result in accommodation with a separate entrance, the extension as here by approved shall only be used as ancillary accommodation to the main dwellinghouse
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	and shall not used, sold or sub-let as separate dwellings. Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08. Officer response: Ancillary condition will be part of the decision notice.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Detached bungalow and detached single storey garage.

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 *“porches should generally project less than 2m forward of the building line”*. The front porch would project 1.70m forward of the building line, thus complying with the BDG. It's considered to be a minor and subservient feature which would not harm the street scene.

The BDG states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The rear extension onto the garage would be approx. 3.80m, thus complying with the BDG. Furthermore, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The infill extension linking the garage and main dwelling together whilst an unusual shape/form, given it's located to the rear it would not have a negative impact upon the character of the area.

It's important to note a front door would be part of the garage conversion into bedrooms. Whilst the bedrooms 1,2 & 3 would have en-suites, users would rely on the main kitchen/dining and living areas located centrally within the dwelling. This is a

key indicator that the accommodation would not function independently. Notwithstanding this, an ancillary condition would be included as part of the decision notice to ensure it's not used as a separate dwelling.

Neighbouring Amenity:

Overlooking: The windows in the front elevation would overlook onto the street scene and face the side boundary fence of 355 Wokingham Road, thus no overlooking concerns.

The ground floor openings to the rear would be screened by the existing boundary treatments, thus no overlooking concerns.

Loss of Light: Given the proposal would not extend beyond the rear building line of no.1a and is only single storey, there are no loss of light concern.

Given the separation distance from the side boundary of 353 Wokingham Road and the extension is single storey, there is no loss of light of concern

Overbearing: Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access.

The separation distance between no.1 and no.1a is less than 1m. However, it is noted the existing garage would be the same separation distance as the rear extension to it. As such, this minor extension would not result in harm despite not being completely in accordance with the Borough Design Guide. Also given the roof form would be flat, it reduces the impact compared to the existing garage and any sense of overbearing impact.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The proposal will result in 4 bedrooms. WBC's adopted parking standards require 3 parking spaces for a 4 or more bedroom dwelling. As shown on plan PL-10, it shows 3 parking spaces, thus complying with parking standards.

Landscape and Trees: The proposed porch and in-fill extension between the two existing buildings on-site appear to be entirely on existing hardstanding. There is a small tree in the front garden / driveway area which is visible from the public realm. The tree's densely leaved crown softens the timber clapboard fencing and provides green vegetative relief along the pedestrian footpath and generally between built form in this compact neighbourhood of Earley. Whilst not protected, the tree also makes a valuable perceptual landscape contribution to the adjacent Green Route -- Wokingham Road --

which a portion of the Site fronts. This tree is shown as being retained on the Proposed Plans, Elevations, and Site Plan drawing submitted with the application. (Ref: Home Extends, HEN-1 PL-11C Rev C, 30/03/2026)

In order to safeguard the tree from damage during construction, temporary fencing shall be erected along the driveway area around the tree/planting area in the front garden and remain in place during the time the development is being carried out. No construction materials are to be stored nor construction activities undertaken between the fence and the tree. Instead, the front driveway should be used as the staging area for construction works. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 d.

Whilst the officer has requested this a tree condition, given the tree is not protected and the owner could remove the tree at any time if they wish to do so. Therefore, the condition is considered excessive and has been included as an informative instead.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	10 June 2026
Earliest date for decision:	14 May 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	10 June 2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant