

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261894
Site Address:	31 Kenton Road, Earley, Wokingham, RG6 7LQ
Expiry Date:	5 October 2026
Site Visit Date:	26 August 2026
Proposal: Householder application for the proposed erection of a single-storey rear extension incorporating four rooflights, alterations to rear and side fenestration and demolition of the existing garage.	

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 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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
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 CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C2 – Mitigation of transport impacts and highway safety and design C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

	Sustainable Design and Construction Supplementary Planning Document
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PLANNING HISTORY

No relevant planning history for the site.

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
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Ward Member(s)	No comments received
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Neighbours	One representation from a resident received raising the following matters: - Request that the garage is demolished by suitably qualified contractor due to the presence of asbestos (Officer comment: This is not a material planning consideration.) - Request that the fence line is protected during construction, and that the shared driveway access remains uninterrupted (Officer comment: This is not a material planning consideration, rather a civil one that will require cooperation between the applicant and neighbouring properties.)
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APPRAISAL

Site Description:

The application site consists of a modest two storey semi-detached property located on Kenton Road, Earley.

Proposal Description:

This application seeks approval for the proposed erection of a single-storey rear extension incorporating four rooflights, alterations to rear and side fenestration and demolition of the existing 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 proposed rear extension would have a flat roof form, and would comply with the Borough Design Guide insofar that it would extend approximately 3.5 metres from the rear elevation of the dwelling, with an eaves height of 3 metres. The extension would be a modest addition to the site and would be well screened from all public viewpoints. Overall, the extension would have an acceptable impact on the character of the area.

The changes to fenestration on the southern side elevation are very minor and do not warrant any additional visual impacts. Therefore, their impact on the character of the area would be acceptable.

Neighbouring Amenity:

Overlooking:

The fenestration within the proposed rear extension would only outlook onto the application site's rear garden which is acceptable.

With regards to the changes to fenestration on the dwelling's southern elevation, the overwhelming majority of the existing windows outlook onto no. 33 Kenton Road's blank northern side elevation, as would the new windows proposed. However, the first-floor bathroom window currently provides an outlook onto no.33's rear amenity space. The new bathroom window would be in the same location, achieving the same outlook, and therefore it is pertinent to condition this window to remain obscured.

Loss of Light:

With regards to loss of light, the rear extension would technically breach the plan-form 45-degree line when focusing on no.29 Kenton Road's ground floor living room French doors. However, when applying the elevational 45-degree test, there would be an acceptable/negligible loss of light to the neighbouring property's rear fenestration. As both 45-degree tests have to fail for an unacceptable loss of light to occur, the loss of light in this instance is acceptable.

There are no loss of light concerns regarding no.33 Kenton Road due to the distance between the proposed extension and the neighbouring property.

Overbearing:

Despite being within immediate proximity to the boundary shared with no.29 Kenton Road, the modest height and depth of the rear extension, combined with the generous depths of residential gardens along Kenton Road, avoids any adverse overbearing impacts onto the neighbouring property.

There are no overbearing concerns regarding no.33 Kenton Road due to the distance

between the proposed extension and the neighbouring property.

Highway Access and Parking Provision:

The garage is to be demolished, but it falls well under the size specifications to be counted as a parking space. The site would retain sufficient off-street parking on the site's front driveway, and the proposals do not increase the number of habitable rooms in the dwelling.

Therefore, there are no concerns regarding highway safety or parking provision.

Amenity Space:

The proposals would not harm the usability of the site's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and is at low risk of surface water flooding. Due to the modest footprint of the extension 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:	2 September 2026
Earliest date for decision:	1 September 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	2 September 2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant