

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260609
Site Address:	101 Silverdale Road, Earley, Wokingham, RG6 7NF
Expiry Date:	8 May 2026
Site Visit Date:	20 March 2026
Proposal: Householder application for the proposed single storey side and part rear extension.	

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 CP9 – Scale and Location of Development Proposals
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
970275	Proposed Formation Of New Access With Dropped Kerb	Approved 26/09/97

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
Other	Mr William Luck: Design justification for this side extension, on a very prominent corner, particularly with

	regards to the following sections of the Borough Design Guide, section R1, positive contribution to the character and quality of the area; section R8, buildings on prominent corner location should respond to their location; section R11, creation of coherent street scenes; and section R23, responding positively to the original building and the character of the area. All as supported by Policies CP1 and CP3. Officer response: Addressed in officer report. R11 relates to new housing so not relevant as the proposal is for an extension.
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APPRAISAL

Site Description: Two storey semi-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: R1 of the BDG states “residential development should be designed to contribute positively towards the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing”.

R8 of the BDG states “it is important that buildings on corners are designed to respond to their position in the layout. Generally they should have two front elevations with windows to habitable rooms on each. In prominent locations, they may also be also be designed as high quality landmark buildings which fit within the character of the area”.

R23: Alterations and extensions to buildings should:

- be well designed;
- respond positively to the original building;
- contribute positively to the local character; and
- relate well to neighbouring properties.

The proposed single-storey side extension is modest in scale and clearly subordinate to the main dwelling, respecting the established form, massing and proportions of the host property. In line with Policy R1 of the Borough Design Guide, the extension is subservient in form and scale with a modest footprint and height with a matching roof, materials and window proportions ensuring it blends effectively with the existing dwelling rather than introducing an incongruous or visually dominant addition. As a result, the proposal would not appear visually intrusive or harm the street scene.

Given the corner plot location, the proposal has also been assessed against Policy R8 of the BDG, which seeks development that responds positively to prominence within the street layout. Whilst the proposal would alter the corner location, the single-storey scale ensures that the extension remains clearly subordinate to the main dwelling and does not read as an over-dominant feature when viewed from the street. It would be considered to respond positively to prominence within the street layout. Also, when viewed from Avalon Road, the existing fencing and vegetation would screen the majority of the side extension limiting its impact.



Furthermore, the proposal accords with Policy R23 of the BDG, as the extension is well designed and relates positively to the existing dwelling. Its siting and form ensure that it integrates comfortably within the plot without disrupting the established building line or rhythm. The design avoids overdevelopment, retains appropriate spacing to boundaries, and preserves the open character typical of corner plots given the spacing between the flank wall of the extension and the side fencing. The grass area to the front and side would not be impacted.

For these reasons, the proposed single-storey side extension would not negatively impact the character of the area and is considered compliant with Policies R1, R8 and R23 of the Borough Design Guide.

The BDG states *“side extensions should not generally project forwards of the building line on the street frontage”*. The proposed single storey side extension would not project forwards of the building line and match the existing established building line, thus complying with the BDG. The single storey side extension is clearly subservient to the host dwelling and would not adversely impact the character of the area.

The Borough Design Guide states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The single storey rear extension will be 2.85m in depth, thus complying with the BDG. Moreover, 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.

Neighbouring Amenity:

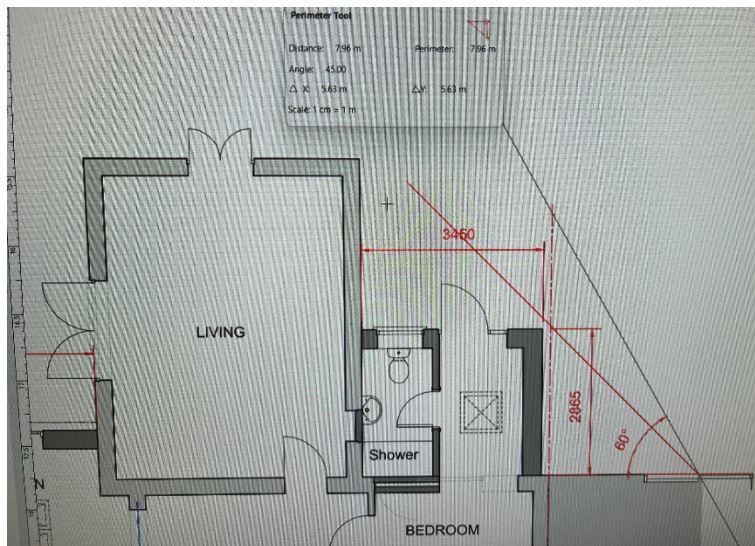
Overlooking: The ground floor windows to the front would overlook onto the road and over 20m from the houses opposite, thus complying with the 10m front to front separation distance and considered not result in harmful overlooking. The outlook would be same as other existing ground floor windows.

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

Loss of Light: Given the location of the side extension and being single storey, there is no loss of light concern.

Given the single storey rear extension would be up to the boundary of no.101 and project forwards of the rear building line of no.101 by 2.86m, there is potential loss of light concern.

When a 45° line is drawn from the centre of no.101 closest rear window in plan form, the 45° degree line would not be breached as a result of the extension. Therefore, the proposal would not result in harmful loss of light and still receive adequate natural light.



Overbearing: Given the location of the side extension, being single storey and set off from the boundary, there are no overbearing concern.

The BDG states *"the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary"*. As the single storey rear extension would be up to the boundary and the eaves height would be less than 3m, thus complying with the BDG, thus not considered to be 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 extension follows the existing party wall along the boundary with no.101, this is considered acceptable.

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.

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:	6 May 2026
Earliest date for decision:	11 April 2026

Recommendation agreed by: (Authorised Officer)	
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Date:	6 May 2026
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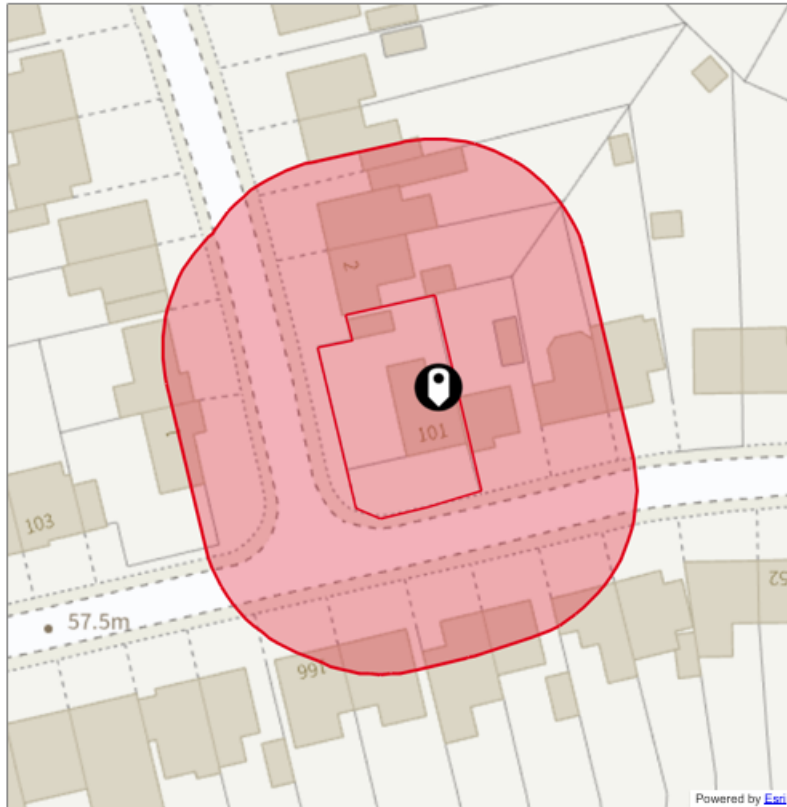
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 3,288.63 m²

Date: Thu Mar 19 2026 14:38:04 GMT+0000 (Greenwich Mean Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Major Accident Hazard Pipeline | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Safety Hazard Area - Major Accident Hazard Pipeline	Crockmore Farm / Bramshill (P067)	Health and Safety Executive
2	Safety Hazard Area - Major Accident Hazard Pipeline	Crockmore Farm / Bramshill (P067)	Health and Safety Executive
3	Safety Hazard Area - Major Accident Hazard Pipeline	Crockmore Farm / Bramshill (P067)	Health and Safety Executive

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	No information available	Absolute Freehold Estate in Land	BK27303

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz-geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=473915,172259%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

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#	Name of area	Closest Approximate Distance
1	Maiden Erlegh & Whitegates Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m