

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253108
Site Address:	5 Lidstone Close, Earley, Wokingham, RG6 4JZ
Expiry Date:	25 February 2026
Site Visit Date:	12 January 2026
Proposal: Householder application for the proposed single storey front 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 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 CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	
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
190078	Householder application for proposed erection of part single, part two storey rear extension including conversion of existing garage, plus part single storey front extension to extend porch and former garage.	Approved 15/02/2019

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received.
WBC Drainage – No objection.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on a side off shoot of Lidstone Close. The application site is part of a 1980s housing development where properties are similar in design and appearance. Typical materials include brick and concrete roof tiles.

Proposal:

This application seeks approval for the erection of a single-storey front extension with rooflight.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

Lidstone Close comprises detached properties that are similar in layout and appearance, however, many of the dwellings have benefitted from alterations and extensions in a variety of forms and designs.

The proposal includes the erection of a single-storey front extension. 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.

Due to the forward projection of the proposed development, the proposal would not be described as subservient to the host dwelling. However, the application site is located at the end of a small off shoot of Lidstone Close which consists of three properties. The three houses are arranged in a non-linear pattern with the dwellings staggered in line with the shape of the road. Notably, the adjoining property to the west (no. 4) is sited approximately 2.5m forward of the principal building line of the host dwelling. As such, there is no consistent front building line within this part of the street.

In this context, the proposed front extension would only project marginally beyond the existing principal building line of the host dwelling and would remain set back from the built form of no. 4. The host property is also the last of the three properties located on the small section of Lidstone Close, therefore, there would be limited views of the development from the main road which would be more than 28m to the west. Consequently, the development would not appear overly dominant or visually intrusive within the street scene.

The proposed materials include facing brickwork and concrete roof tiles to match the main house. These are considered acceptable.

Neighbouring Amenity:

Overlooking:

The proposed development would move the existing lounge window approximately 2.55m further forward and would also include one rooflight to serve the hallway. As there are no neighbouring properties to the front of the host site, there are no loss of privacy impacts that would be generated by the rooflight and relocated window.

Loss of Light & Overbearing:

There is one adjoining property to the west of the application site. The flank wall of the neighbouring property would be more than 5m from the proposed development and there are no adjoining properties to the east or front. Therefore, by virtue of the site context, there are no detrimental impacts of this nature that would arise from the proposed development.

Highway Access and Parking Provision:

There are no changes proposed to the current parking arrangements and there would be no increase in the number of habitable rooms as a result of the proposed development. As existing, there are three on-site parking spaces which are considered acceptable to serve the development.

Flooding and Drainage:

The proposal comprises a relatively small increase to the existing footprint of the dwelling. The council's Drainage officer was consulted and raised no objection to the proposal due to the minor changes proposed.

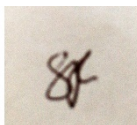
Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	12 February 2026
Earliest date for decision:	1 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	17.2.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Hawkedon Ward

Earley Parish