

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260106
Site Address:	163 Chilcombe Way, Earley, Wokingham, RG6 3DD
Expiry Date:	20 March 2026
Site Visit Date:	10 March 2026
Proposal: Householder application for the proposed erection of part single storey/part two storey front extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Earley

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 CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

No Relevant Planning History

CONSULTATION RESPONSES

Internal
N/A
External
N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	One neighbour comment: The applicant does not appear to have served notice on the adjoining property, 161 Chilcombe Way. It appears that the external wall of that property is part of the proposals, which is not a party wall. <i>Officer Comment: There would appear to be no development on neighbours' land requiring Cert B. The applicant has confirmed that no footings are proposed which encroach under the party wall into the neighbours' land. If the application were to be approved, a Party Wall Informative will be added to the Decision Notice.</i>

APPRAISAL

Site Description: An end terraced house detached house occupying a corner plot in the residential area of Earley. The principal elevation is set back approx. 4m from the front wall of the adjoining house at 162 Chilcombe Way. The attached garage is joined to the garage at no. 164 Chilcombe Way. The front garden is open plan with a grassed area, shrubs and a driveway for off-street parking.

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.

Proposal: A single storey front porch extension and a part single storey, part two-storey front extension to enlarge the bedroom and dining room plus enlarge the ground floor WC to facilitate a shower.

The single storey porch extension will measure 1.6m in width, 2.7m in depth, 3.4m to the top of the sloping roof and 2.5m to the top of the eaves. It would be set back 1m from the front wall of the adjoining property at no. 162. There will be a west facing entrance door with pitch roof detail above that is set down from the sloping roof. The front wall would abut the side wall of no. 162 Chilcombe Way, and the applicant has confirmed that no footings are proposed which encroach under the party wall into the neighbours' land.

The part single storey, part two-storey front extension will measure 4.8m in width and 1.8m in depth at ground level; and measure 4.25m in width, 1.8m in depth at first floor level. It will have a pitch roof with gable end, measure 5.3m to the top of the eaves and 6.5m to the top of the pitch. The proposed roof will be set down 0.3m from the main roof and 1m from the adjoining neighbour's main roof. It would be set back 3.3m from the front wall of the adjoining property at no. 162 and approximately 2.8m from the side boundary with no. 164.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene comprises semidetached, terraced and detached houses or bungalows. Building lines are varied and front gardens are open plan with no boundary treatment. There are no other examples of front extensions within the immediate vicinity. In this case, the proposal would not project forward of the neighbouring building lines. The maximum eaves height and ridge height would be less than those of the existing property. In relation to the front wall of no. 162, the porch extension would be set back approximately 1m and the two-storey extension would be set back approximately 3.4m. Furthermore, the 2-storey extension would be located 2.8m from the side boundary with no. 164. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be disrupted and the proposal would not harm the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: There would be 2 no. windows on the front elevation. The front-to-front separation distance with no. 2 Chilcombe Way would be approximately 25m which is more than the minimum 10m distance recommended in the BDG.

Loss of Light: There would be no loss of light to neighbouring habitable rooms because of the development.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In the case, the proposal would not be visually overbearing for neighbouring occupants because it would be set back from the front wall and they would have adequate access to private open space.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan

states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 2 spaces are required for 3 or less bedroom dwellings. In this case, the internal dimensions of the existing garage are approximately 2.5m by 4.9m which is slightly less than the WBC required dimensions. However, there will be no additional habitable rooms proposed and there are 2 no. parking spaces shown on the site plan which is acceptable.

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:	Yes
Recommendation:	Approve
Date:	18 March 2026
Earliest date for decision:	9 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19/03/26