

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250232
Site Address:	Arborfield Court, The Lodge, Swallowfield Road, Arborfield, Wokingham, RG2 9JS
Expiry Date:	14 November 2025
Site Visit Date:	13 December 2023
Proposal: Application to remove conditions 4, 6 and 7 of planning consent 232853 for the proposed erection of a single storey rear extension. Raising of the roof to create habitable accommodation, to include 4 no. dormers plus changes to fenestration following demolition of existing chimney and garage. Condition 4 refers to parking, condition 6 to external lighting and condition 7 to landscaping, and the application is to remove the requirement to provide details relating to parking and landscaping and to allow the inclusion of external lighting.	

PLANNING CONSTRAINTS/STATUS

Badger Sett Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CP11 – Proposals Outside Development Limits
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 TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

	Sustainable Design and Construction Supplementary Planning Document Arborfield Garrison SDL SPD Arborfield and Barkham Neighbourhood Plan
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PLANNING HISTORY

Application No.	Description	Decision & Date
23269	Single storey front/side extensions to provide bedroom and ensuite, bathroom, sitting room, utility room garage and enclosed front porch.	Approved 15/04/85
223775	Householder application for the proposed erection of a single storey rear extension. Raising of the roof to create habitable accommodation, to include 4no. dormers plus changes to fenestration following demolition of existing chimney and garage	Withdrawn 21/02/23
232853	Householder application for the proposed erection of a single storey rear extension. Raising of the roof to create habitable accommodation, to include 4no. dormers plus changes to fenestration following demolition of existing chimney and garage.	Approved 25/01/23

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Arborfield & Newland Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The Lodge is an old outbuilding originally constructed as an entrance to Arborfield Court manor house estate. The house itself is a bungalow surrounded by garden on all four sides with views to the garden and across the adjacent fields from all sides.

Principle of Development: Section 70(2) TCPA 1990 and Section 38(6) of the

Planning and Compulsory Purchase Act 2004 (PCPA 2004) sets out that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

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.

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for which can be applied to retrospective development, stating that *"if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly"* (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The principle of development at the site was established with the granting of 232853. The application is to remove the requirement to provide details relating to parking and landscaping and to allow the inclusion of external lighting. Condition 4 relates to parking, condition 6 to external lighting and condition 7 to landscaping.

Principle Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

Given the nature of the application and the application, it is considered there is no excessive encroachment into the countryside resulting from the proposed development. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: In relation to condition 7, the applicant wants to include a 600 x 600mm paving to the front entrance and a patio in front of the new dining room. Given the addition is minor and would not be particularly visible from the public realm given the extensive screening, it would not have a negative impact upon the character of the area.

Neighbouring Amenity: No concerns in relation to overlooking, overbearing or loss of light.

Highway Access and Parking Provision: This application seeks to remove Condition 4 (Parking) and instead retain the existing access and parking arrangements. Highways are satisfied that the existing driveway provides an appropriate level of parking in accordance with WBC parking standards and therefore has no objection.

Landscape and Trees: The retention of the existing drive with no amendments now allows for the retention of all the existing vegetation (trees and hedgerows) around the dwelling to be retained. Therefore, landscape and trees has no objection to the removal of condition 7 as it is no longer necessary.

Ecology: The revised External Lighting Report V4 provided on 29 October 2025 is acceptable and recommend condition 6 is amended in accordance with the submitted details.

The property supports roosting bats and the lighting scheme must be implemented and maintained in full accordance with External Lighting Report V4 to avoid illegal disturbance and maintain wildlife including bats.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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 November 2025
Earliest date for decision:	28 February 2025

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	10 November 2025