

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250692
Site Address:	16 Bridle Road, Arborfield Green, Wokingham, RG2 9QR
Expiry Date:	15 May 2025
Site Visit Date:	12/5/25
Proposal: Householder application for proposed single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Strategic Development Location
Tree Preservation Orders
Landscape Character Assessment Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None relevant

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a semi-detached house in the modest development location of Arborfield Garison.

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 single story rear extension would have a half hipped roof for the majority and flat roof for a small section to the side of the extension. It would protrude approximately 5.5 metres from the rear of the dwelling and the flat roof section would protrude approximately 2.1 metres from the existing side wall of the dwelling. It would not adversely impact the character of the area.

Neighbouring Amenity:

The proposed single storey rear extension is modest depth and design, and the eaves height would not exceed 3 metres within 2 metres of the site boundary (approximately 2.4 metres). Consequently, there are no loss of light or overbearing concerns. As this extension is single storey there are no concerns regarding overlooking.

Landscape and Trees:

The WBC Trees officer has reviewed this application and despite the proximity of TPO trees in neighbouring plots, has no objection.

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:	No
Recommendation:	Approve
Date:	12/5/25
Earliest date for decision:	11 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14 May 2025