

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252963
Site Address:	Land At, 178 Bearwood Road, Barkham, Wokingham, RG41 4SH
Expiry Date:	11 May 2026
Site Visit Date:	27 th April 2026
Proposal: Householder application for the proposed erection of right and left side extensions, with 6no. rooflights, external fencing and changes to fenestration following the demolition of 3no. outbuildings, covered store and carport.	

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 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
231276	Application for a certificate of existing lawful development for the use of a residential dwelling house outlined in red on the attached plan and the use of the building outlined in blue for the storage of household, DIY and gardening	Approved 13/10/2023

	equipment by the residents of the dwelling outline in red.	
240935	Application for a certificate of existing lawful development for the incidental residential use of land associated with The Lodge, plus a septic tank.	Refused 10/06/2024
240665	Full application for the proposed erection of 1 no. four bedroom detached dwelling with associated landscaping following demolition of the existing dwelling and garage.	Approved 28/06/2024
242719	Application to vary conditions 2 and 8 of planning consent 240665 for the proposed erection of 1 no. four bedroom detached dwelling with associated landscaping following demolition of the existing dwelling and garage. Condition 2 refers to the approved details and condition 8 to landscaping, and the variation is to change the siting of the approved dwelling with accompanying landscape plan, plus a change to fenestration.	Refused 20/12/2024
242499	Application for a certificate of existing lawful development for the incidental residential garden use of land associated with The Lodge (also ancillary development associated with construction of dwelling).	Approved 13/02/2025
250954	Application for the prior approval of the erection of 2 no. single storey rear extensions, which would extend beyond the rear wall of the original house by 7.98m, for which the maximum height would be 4.00m and the height of the eaves 3.80m.	Prior Approval not Required
251355	Application for non-material amendment to planning consent 240665 to amend condition 2 to include Site Location Plan (640- PL-00 Rev B Location Plan).	Approved 03/07/2025
251225	Application for a certificate of lawfulness for the proposed erection of a two storey rear extension following demolition of existing extensions, removal of flue, installation of dormers and erection of a detached outbuilding.	Refused 15/07/2025
251248	Application for a certificate of existing lawful development for the use of land as residential garden associated with the Lake House.	Refused 07/08/25
252054	Application for a certificate of lawfulness for the proposed erection of a two-storey rear extension following demolition of existing extensions,	Refused

	installation of dormers and erection of a detached outbuilding.	23/10/2025 23/10/2025
252830	Application for a certificate of existing lawful development for the use of land as residential garden associated with the Lake House.	Approved 13/01/2026

CONSULTATION RESPONSES

Internal

WBC Enforcement- No comments received
WBC Digital Solutions Scanning- No comments received
WBC Landscape and Trees- No objection subject to condition(s)
WBC CIL- No comments received
WBC Ecology Newts- No objection subject to condition(s)
WBC Ecology- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping along Bearwood Road, Wokingham. The site is located within the countryside and surrounded by its woodland borders.

Proposal: This application seeks permission for the proposed erection of single storey side extensions to the east and west elevation to include 6 No rooflights, changes to fenestration and a new fenceline. Followed by the demolition of the existing carport, lake house wood store, office and 2No. sheds.

The proposed extension to the west elevation will approximately be 6 meters in depth, 2.4 meters in width and 4.4 meters in maximum height. The extension will accommodate a storeroom and accessible shower room. Both facilities will be accessed via the master bedroom.

The proposed extension to the east elevation will approximately be 13.9 meters in depth, 4.8 meters in width and 4.4 meters in maximum height. The extension will accommodate a utility room, and an extended kitchen/dining area as well as living room.

Planning History: This application has an extensive planning history. In October 2023, a Certificate of Existing Lawful Development was granted (231276) confirming the lawful use of a dwelling and an associated outbuilding for ancillary domestic storage. A subsequent Certificate relating to incidental residential use of land and a septic tank

was refused in June 2024 (240935), indicating that the extent of residential use could not be established as lawful at that time.

Planning permission was granted in June 2024 for the demolition of the existing dwelling and garage and the erection of a four-bedroom detached dwelling with associated landscaping (240665). A later application to vary conditions 2 and 8 of this consent, including amendments to siting, fenestration and landscaping, was refused in December 2024 (242719). A non-material amendment to the approved plans under the original permission was subsequently approved in July 2025 (251355).

Further Certificates of Lawfulness relating to incidental residential garden use were both approved and refused at different stages. An approval was granted in February 2025 (242499), while similar proposals relating to land associated with the Lake House were refused in August 2025 (251248) before later being approved in January 2026 (252830).

Several Certificates of Lawfulness for proposed development, including rear extensions, dormer additions and a detached outbuilding, were refused during 2025 (251225 and 252054), indicating that such works would not benefit from permitted development rights in their proposed form.

A Prior Approval application for two single-storey rear extensions was assessed as not requiring prior approval (250954).

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 outside of settlement limits within the designated countryside as per CP11 and CC02. Policy CP11 of the Core Strategy states that proposals outside Development Limits (including countryside) In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where;

- It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement

As the proposed development is contained within the boundary and comprises of 2 No. single storey side extensions, followed by the demolition of outbuildings, the proposal does not conflict Policy CP11 and is acceptable in principle.

Character of the Area: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

178 Bearwood Road is surrounded by an open setting with dwellings of similar size situated on substantially large plots. The surrounding dwellings don't follow any prevailing architectural style and maintain vast separation distances.

The proposed extensions would provide a store and an accessible shower room to the western elevation, with a kitchen/dining area and living space formed on the eastern elevation. The scheme also includes amendments to fenestration across all elevations of the Lake House. These comprise a large and a small window to the rear elevation; a small window, bi-fold doors and three rooflights to the left-hand side elevation; a small window to the front elevation; and two large windows, three rooflights and a new front door to the right-hand side elevation.

The application site is modest in size, and the proposed extensions would form a sympathetic and visually subservient addition to the Lake House. This is reinforced by the siting of the Lake House to the rear of the main dwelling, which limits wider visual impact within the plot. Furthermore, the removal of existing outbuildings would reduce the overall built form on the site and contribute to a more cohesive layout. As provided in the volume calculations, the overall volume of the lake house is increasing by 50.3m³ the overall volume of the plot is decreasing by 11.2m².

Notwithstanding the increase in scale, the proposal is not considered to conflict with the overarching objectives of Policy CP11, as it would not result in an excessive or harmful encroachment into the countryside.

The design of the extensions will utilise materials that match/and or relate well to the existing dwelling, as such the proposal will not have a detrimental impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed extensions are to be positioned on the west and east elevation. The plot is vast in size and retains distances with neighbouring amenity. As such, the proposal would not result in a detrimental loss of privacy. Additionally, the existing trees and boundary vegetation provide further screening along this boundary further reducing the impact of proposed development.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: From the Block Plan submitted, the access, currently a gravel track is to be widened and extended northwards. The access will be increased to 4.45m wide where the woodstore, the shed and a car park are currently located beneath mixed woodland. The access extends 48m before turning north for

33m towards the lodge. As there is no change in the level of parking available no objections from the Council's Highways Officer have been raised.

Flooding and Drainage: The site is within Flood Zone 1. However no known surface or groundwater flooding has been found at the location of the proposed extension. Therefore, this scheme is satisfactory regarding flooding and drainage.

Landscape and Trees: The Council's Tree and Landscape Officer have reviewed this application. Whilst the site is protected by TPO 0087/1978, which is a woodland TPO. The protected trees are not affected by the proposed development.

An Arboricultural Statement is submitted which includes a Tree Protection Plan for both demolition and construction which is acceptable. The proposals do not adversely affect any existing protected trees, providing the No Dig procedure is used, which the officer understands is in place although there is no clarity on the final finish of the access road. The surfacing of the driveway should be in a material that suits the woodland setting of the site. It is not clear from the proposals drawing what the driveway finish will be. There will also be new spaces created around the extended building where shrubs and scrub will have been removed, hard and soft landscape proposals are required as a condition in accordance with Policies CC03 and TB21 of the Local Plan.

Ecology: The proposed development is in the red impact risk zone for Great Crested Newts (GCN), meaning there is highly suitable habitat and a high likelihood of the species on the site. The Great Crested Newt statement has been reviewed and the report states that *"both ponds (1 & 2) on-site are considered unsuitable for breeding great crested newts and that an offence is considered unlikely as a result. Additionally, the terrestrial habitats affected by the proposal are mostly of limited suitability for great crested newts (apart from the log store which acts as potential refugia)."*

However, it is stated that *"in the absence of mitigation, considering the adjacent pond and some suitable refugia that will have to be removed to facilitate the development, there is a residual risk that individual GCNs could potentially be injured and/or killed during the construction activities if traversing across the habitats on site or sheltering onsite. To avoid contravening the legislation, it is recommended that reasonable avoidance measures to minimise the risk of killing individual GCNs are implemented during the construction phase"*. The Ecological Report includes standard precautionary working measures which should be adopted when clearance and construction on-site commence.

For the reasons above, there is no ecological objections to this proposal.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	5 May 2026
Earliest date for decision:	27 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07/05/26

PLANNING CONSTRAINTS/STATUS
Insert where relevant