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DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251539
Site Address:	354 Barkham Road, Barkham, Wokingham, RG41 4DE
Expiry Date:	24 January 2026
Site Visit Date:	22/07/2025
Proposal: Householder application for the proposed erection of a first floor upwards extension with new pitched roof and front facing gable, alongside a two storey rear extension with roof lights and associated alterations to front, side and rear fenestration, following removal of existing roof structure.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
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 NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity

Other	Borough Design Guide Supplementary Planning Document
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PLANNING HISTORY

Application No.	Description	Decision & Date
240269	Pre-application advice for the proposed demolition of existing dwelling and outbuilding, erection of a replacement dwelling and a further two detached dwellings to the rear of the site, plus the siting of a caravan or log cabin in the garden of Plot 1, for accommodation during the construction phase.	Replied, 23/03/2024
251540	Full application for the proposed erection of 2no. detached residential dwellings and detached carport on land rear of 354 Barkham Road, along with associated access, landscaping and parking.	Awaiting decision.

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC Landscape and Trees – Further information requested.
WBC CIL - This development will be liable for CIL.
WBC Ecology – No objections, subject to conditions.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a detached bungalow property located in an established residential area. The surrounding area is characterised by two storey detached properties that vary in design and appearance.

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 proposal involves the extension of the existing bungalow to form a one-and-a-half-storey dwelling through the addition of a first-floor extension. The extension has been designed to integrate with the host building, incorporating a part gable and part catslide roof form and using matching brickwork. When considered in the context of Barkham Road, which is predominantly characterised by two-storey dwellings, the resulting built form would not appear out of place. Although the adjacent neighbouring dwelling at no. 356A is a bungalow, the proposal would retain a generous separation distance from this property, ensuring that no undue sense of dominance or terracing would arise. As such, this element of the proposal would not adversely affect the character of the area.

The proposal also includes the erection of a part first-floor, part two-storey rear extension. This element would be set below the ridge line of the main roof and would be positioned at least 1 metre from the side boundaries. The use of materials matching the existing dwelling would further ensure a sympathetic appearance. As such, this element of the proposal would not adversely impact the character of the area.

The proposed material palette, including matching brickwork, concrete tiles and aluminium-framed bi-fold doors, would be in keeping with the area's mixed architectural vernacular.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

The new first-floor side window on the south-west elevation would be largely orientated towards the front driveway area of No. 356A. As this does not constitute a private amenity space, the proposal would not give rise to concerns regarding overlooking or loss of privacy. Similarly, the new first-floor window on the north-east side elevation would largely face onto the side wall of No. 354A, therefore would not raise any overlooking concerns.

The views offered from the fenestration proposed on the rear elevation would be positioned over 22 metres away from the primary function rooms of neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

Loss of Light and Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the driveway, can accommodate up to three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Landscape and Trees:

The Trees and Landscape Officer has reviewed the application and accompanying Arboricultural Implications Report and notes that the site lies along Barkham Road, a designated Green Route, and is adjacent to the countryside and an Area of Special Character. The site is characterised by mature trees and forms part of a wider area of priority woodland habitat, contributing significantly to the landscape character and visual amenity of the area.

While the Arboricultural Report identifies the overall arboricultural impact of the development as low, the Officer raises concerns regarding the scale and layout of the proposed extensions in close proximity to protected trees, particularly T7 (Scots Pine). The proposed rear extensions and associated hard surfacing would result in incursions into the Root Protection Area (RPA) of this tree, and when considered cumulatively with neighbouring development, the overall level of encroachment is considered excessive and potentially unsustainable in the long term. Although mitigation measures such as pile-and-beam foundations and no-dig surfacing are proposed, the Officer advises that alternative design solutions should be explored to reduce impacts on retained trees.

Concerns are also raised regarding the potential need for significant pruning to protected Oak trees, which could adversely affect their health, stability and public amenity value. The Officer is not satisfied that sufficient clearance can be achieved without resulting in unacceptable harm.

In addition, the Officer notes that extensive site clearance undertaken in 2023 has resulted in a visually stark and unnatural landscape, and that insufficient information has been provided regarding how the site and its boundaries will be landscaped going forward.

A comprehensive Landscape Strategy is therefore requested to demonstrate how the development would reinstate hedgerows, provide replacement tree planting, enhance

biodiversity, and respect the transition between the settlement and the open countryside, in accordance with Policies CC02, CC03 and TB21.

Ecology:

The Council's Ecology Officer has reviewed the submitted Preliminary Roost Assessment and Bat Emergence Survey, together with the proposed plans and elevations. While the surveys identify potential bat roosting features within the building and acknowledge the site's location within a well-connected rural landscape, concerns are raised regarding the adequacy of the ecological assessment.

The Ecology Officer notes that only a single emergence survey was undertaken, outside the optimal survey window, and that relevant local ecological records and nearby confirmed bat roosts have not been considered. In addition, the reports do not adequately assess the loss of habitat arising from the clearance of hedgerows, trees and woodland (prior to the submission of the application) within the garden and adjoining land, nor do they address the cumulative and in-combination impacts of habitat degradation, contrary to BS42020 guidance.

The Ecology Officer advises that details of biodiversity enhancements should be submitted and approved prior to the commencement of development. However, the case officer considers that the loss of habitat can instead be mitigated through a landscaping scheme, which, while not specifically designed as a biodiversity enhancement, would indirectly provide benefits to local biodiversity. A suitable condition will be attached to any approval.

The application site is located within habitat where bat roosts have previously been recorded in the borough and is surrounded by suitable foraging and commuting habitat, including large, well-connected trees along Barkham Road. In light of this, the Ecology Officer advises that no external lighting should be installed on the site or affixed to any buildings, in order to avoid disturbance to bats. Appropriate conditions will be attached to any permission granted.

As a result, the potential impacts on bat roosting, foraging and commuting habitat have not been fully assessed, and no mitigation or compensation measures have

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:	Approval
Date:	21 August 2025
Earliest date for decision:	24 July 2025

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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.02.2026