

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261326
Site Address:	Homelands, Park Lane, Charvil, Wokingham, RG10 9TR
Expiry Date:	5 October 2026
Site Visit Date:	7 September 2026
Proposal: Householder application for the proposed erection of a garage, first floor front and side extension, porch canopy, replacement outbuilding, plus changes to fenestration and render to external walls.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Limited Development Location – Charvil
Bat Roost Suitability Habitat

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) August 2026 National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Charvil Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
171441	Full planning application for the demolition of the existing dwelling and outbuildings on the site and the erection of two semi-detached 4-bedroom dwellings at the front and two detached 4-bedroom dwellings at the rear with associated uncovered parking, access and landscaping.	Refuse 14 th July 2017

27437	Conversion of garage to bedroom, and extensions to form large lounge and breakfast area on ground floor, and bedroom and shower room on first floor.	Approve 13 th May 1987
15044	Single storey extension of bedroom, bathroom, lounge and kitchen to form granny annex.	Approve 18 th March 1981

CONSULTATION RESPONSES

Internal N/A

WBC Drainage – No objection subject to conditions
WBC Landscape and Trees - No objection subject to conditions
WBC CIL – CIL liable
WBC Ecology – No objection subject to conditions

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection to the house alterations, but concern that the replacement rear building could become a separate dwelling. A condition is requested to restrict its use to a garden office. <i>Officer comment: The outbuilding would remain within the residential curtilage and, having regard to its accommodation, position and relationship with the main dwelling, would be capable of use ancillary to Homelands. A condition will be added to the Decision Notice to prevent its use as a separate dwelling.</i>
Ward Member(s)	No comments received.
Neighbours	One comment received: The replacement garden building would improve the site, aid rodent control and, being the same height as the existing single-storey roof, have minimal impact. The house alterations are too distant to affect the property, while trees and separation would prevent overlooking from the Juliet balcony. <i>Officer comment: Comment in support of the proposal.</i>

APPRAISAL

Site Description: A detached dwelling on a residential road in Charvil. The principal elevation is set back approximately 20m from the highway and the front garden is laid to hardstanding with raised borders and shrubs around the perimeter. The front boundary is a wooden fence approximately 1.5m in height and the side boundary is a wooden fence approximately 1.8m in height. There is a protected tree in the front garden Ref: TPO-1758-2020. The rear garden is over 40m in depth and widens to approximately 40m along the rear boundary which is a 1.8m fence screened by trees and vegetation approximately 3m in height. There is a derelict single storey

outbuilding measuring approximately 12m in width, 6.5m in depth and 3m in height adjacent to the rear boundary.

Refused application 171441 was materially different in scale and nature, involving redevelopment for four dwellings. It carries limited weight in determining the present householder proposal.

Principle of Development: The national decision-making policies within the August 2026 NPPF took effect on 17 August 2026. The relevant national decision-making policies have been considered alongside the development plan, with the weight afforded to existing development plan policies reflecting their consistency with the Framework. The Charvil Neighbourhood Plan has been considered. No policy within the Plan raises a separate conflict material to the determination of this householder proposal.

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.

Procedural Matters

Revised Parking plans were received by the Council on 21st September 2026, and after the consultation date had ended. However, the revised plan showed a minor amendment to show four parking spaces within the red line. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Proposal:

The first-floor front/side extension will measure approximately 6m in width, 6.25m in depth, 5.2m to the top of the eaves and 7.4m to the top of the pitch roof. It will be set down from the main roof by approximately 0.5m and the length of the ridge to facilitate joining the existing roof will be approximately 9.2m. It will have 2 no. first floor windows on the front elevation serving an ensuite and a bedroom and 2 no. roof lights at the rear. The side and front walls will be in alignment with the ground floor.

The porch canopy will have a flat roof and measure approximately 3.7m in width, 2.8m in height and 0.8 in depth.

The garage will measure approximately 5m in width, 8.7m in depth, 3m to the top of the eaves and 5.5m to the top of the pitch roof. It will have double doors on the front elevation to access the storage area. There will be a door, 2 no. windows at the rear serving the hall and WC. There will be an internal staircase to the first-floor study that will have 2 no. rear rooflights and measure approximately 5m in width by 4m in depth. The separation distance with the side boundary will increase from 1.2m at the front to 1.8m at the back.

The red bricks to the external walls of the main dwelling will be off-white smooth silicone render with stone slip cladding details. Tiles to the pitch roof will be slate. The

external windows will be white PVC and double glazed; external doors will be timber and the rear first floor. On the existing rear elevation, there would be a roof light, a window to bedroom (1) would be replaced with a Juliet balcony and wrought iron balustrade. There would also be 2 no. first floor windows, 1no. window at ground floor level and bifold doors. On the front elevation there would be 4 no. first floor windows, and 2 no. windows plus double entrance door at ground floor level.

The replacement outbuilding will facilitate a garden room, bathroom and office. It will measure approximately 11.7m in width, 2m to the top of the eaves, 3.4m to the top of the pitch roof and be a maximum of 6.8m in depth. It will have bifold doors and a window on the front elevation and a window serving the bathroom on the northwest elevation. A condition will be added to the Decision Notice to restrict its use to being an ancillary to the main dwelling as follows:

Condition

Outbuilding

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking.

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 is a straight suburban road comprising two storey detached and semidetached dwellings of varying designs and ages that are set in spacious plots well back from the highway. Front boundary treatments are a mixture of tall hedges, fences. There is a bungalow rendered in off white at no. 11 Park Lane and within proximity of the application site.

The first-floor front/side extension would not exceed the existing dwelling's eaves or ridge height. The roof would be set 0.5m below the main ridge, with its front wall aligned with the existing ground floor. A gable above the first-floor bathroom window would add visual relief, while the extension's narrower width would maintain a balanced frontage. The garage would be set back by approximately 1.5m, with its ridge approximately 2.3m below that of the first-floor extension. The garage would retain a separation distance of at least 1.2m with the side boundary and the first-floor side wall would be at least 6m from the side boundary. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be harmed.

The porch canopy would only project 0.8m beyond the staggered building line. Although the off-white smooth silicone render would introduce a more contemporary finish than the red brickwork prevalent along the road, it would reflect the rendered bungalow at No. 11 Park Lane. The Tree and Landscape Officer's objection to the render is acknowledged. However, the street contains varied dwelling designs and

includes a nearby rendered property at No. 11. Given that the finish would be applied consistently to the host dwelling, the building is substantially set back and partially screened, and the proposal would retain the established scale and spacing of development, the material change in appearance would not cause unacceptable harm. The objection is therefore afforded limited weight. The setback and screening reduce, but do not eliminate, the development's visibility in the street scene.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

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: R15 of the BDG states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms. R16 of the BDG recommends a minimum back-to-back separation distance to maintain privacy and limit sense of enclosure. The front window and patio doors serving the outbuilding would be approximately 35m from the nearest habitable rooms at Riva and Vine House. There would be no rear facing windows and the side window serving a bathroom would face onto a fence approximately 1.8m in height. The front-to-front separation distance of the first-floor front/side extension with no.8 Park Lane would be over 40m and more than the 10m recommended in the BDG. Although opening doors associated with the Juliet balcony could allow a more direct outlook than the existing window, the balcony would not provide an external standing platform. Having regard to its orientation, approximately 9m separation from the side boundary and intervening screening, no unacceptable additional overlooking would arise. Therefore, the proposal would not result in harm to neighbours through loss of privacy.

Loss of Light: Policy R16 of the BDG recommends that new development should not have a material impact on levels of daylight in the habitable rooms of neighbouring properties. The proposed garage would not project beyond the front and rear walls of Riva and would be set back. The garage ridge height would be lower than the neighbouring side facing rooflights. Although the first-floor extension would project slightly forward of Riva, it would remain approximately 8m from the nearest identified habitable-room window. Together with the garage's lower ridge and its position within the front and rear building lines of Riva, this separation means that the proposal would be unlikely to cause a material loss of daylight or sunlight.

Overbearing: The assessment of overbearing impact must have regard to the height, bulk, proximity and relationship of the development to neighbouring dwellings and their private amenity areas. The proposed garage will retain a separation distance with the side boundary of at least 1.2m and the first-floor front/side extension will be approximately 6m from the side boundary. The rear outbuilding will occupy a slightly larger footprint to the existing outbuilding to be demolished (approximately 70m² compared to existing which is 56m²) and will be in a spacious rear garden. Given the stated separation distances, subordinate height of the garage and the outbuilding's

single-storey form within a rear garden exceeding 40m in depth, the proposal would not appear unacceptably dominant or oppressive when experienced from neighbouring dwellings or gardens.

Overall, the proposal will comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The proposal would increase the dwelling from 8 to 12 habitable rooms. Under the Council's adopted parking standards, four independently accessible parking spaces are required. Amended plan MAP-C4865-001 Rev B received on 21st September 2026 demonstrates four spaces within the application site, each meeting the applicable dimensional standard and capable of being accessed without obstruction. The proposal therefore accords with Policy CC07.

Flooding and Drainage: The Drainage Officer raises no objection subject to condition and has commented: *"The existing dwelling is within flood zone 1 and in an area that experiences high groundwater levels. We would have no objection to the principle of the development, as represented by plan and location drawing MAP-C4865-001 0 dated 02/06/2026. As the impermeable footprint increases and drainage details have not been provided, we would recommend the condition below:*

Requested Condition

Drainage

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: *This is to prevent increased flood risk from surface water run-off. Relevant policy: Policy NPPF F4: Assessing flood risk for decision-making, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10".*

Officer comment: The existing footprint will increase by approximately 58m² (Proposed outbuilding +14m² and proposed garage +44m²). Furthermore, the garage will be constructed on an existing gravel hardstanding. Therefore, given that the application site is in Flood Zone 1, and due to the limited scale of the proposal it would not be reasonable to require a drainage condition if the application were to be approved.

Landscape and Trees: The Tree Officer raises no objection subject to conditions and has commented: *"The front garden contains a protected mature Beech (Fagus)*

tree. (Ref: TPO-1758-2020), which has been placed inside a planter, potentially altering its root area.

In order to safeguard the protected tree from damage during construction, and as a condition, an Arboricultural Method Statement and Tree Protection Plan drawing are needed, either as part of this application or by condition. In addition to the cellular ground protection proposed on the Plans – Location (Location and Block Plans) drawing, protective fencing and main stem board protection may be needed to protect the lateral branches and tree trunk against damage from construction vehicles entering and exiting the Site. (Ref: Michael Aubrey Partnership and Architecture, C4865, #MAP-C4865-001 Rev A, 25.08.2026) The front driveway should be used as the staging area for construction works and storage of materials, well away from the protected tree. A qualified arboriculturalist should be consulted for these documents.

Plans – Location drawing also includes information about the boundary treatment surrounding the dwelling, including the retention of hedging and fencing, which the Officer has noted through CL6 below.

The proposed cladding of “external white smooth silicone render” of both the main dwelling and outbuilding feels out of place and not in keeping with the existing local character and street scene along Park Lane, which includes exclusively brick housing. (Ref: Planning, Design & Access Statement, Michael Aubrey Barrow Structure and Architecture, page 4) The proposed extension, if approved, shall increase the scale of the main dwelling on a plot that is large and so can absorb such mass and built form. However, the proposed cladding is inappropriate and would create a precedent that is contrary to CP3 a, which calls for proposals that “are of an 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 the amenities of adjoining land users including open spaces or occupiers and their quality of life.” The Officer cannot support this aspect of the proposal.
Officer comment: The proposed materials to be used on the external walls are discussed in the section of this report titled “Character of the Area”.

Requested Conditions

Retention of Existing Trees/Shrubs/Hedges

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans Plans – Location (Ref: Michael Aubrey Partnership and Architecture, C4865, #MAP-C4865-001 Rev A, 25.08.2026) and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Protection of Existing Trees Etc (Small Sites)

a) No development or other operation shall commence on site until an Arboricultural

Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21”.

Ecology: The Ecology Officer raises no objection subject to conditions and has commented. The Ecology Officer initially requested the 2024 emergence-survey results because the dwelling had been identified as having moderate bat-roost potential. The survey information was subsequently submitted and reviewed. The Ecology Officer’s final response raises no objection, subject to tree and hedge protection and control of external lighting.

Requested Condition

Lighting

No external lighting shall be installed on the replacement outbuilding or within its immediate surroundings unless details of its position, design, luminance, direction, hours of operation and measures to avoid illumination of retained trees, hedges and potential bat habitat have first been submitted to and approved in writing by the local planning authority. Any lighting shall thereafter be installed and operated only in accordance with the approved details.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 14 P2 and Section 19 N2, Core Strategy policies CP3, and CP7 and Managing Development Delivery Local Plan policy TB23.

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant”.

Planning Balance/Conclusion: The proposal is acceptable in principle within the settlement of Charvil. It would preserve the character of the area, safeguard neighbouring amenity, protect retained trees and ecological interests, and avoid increased flood risk. The identified change in external appearance and limited increase in built form would not amount to material harm or conflict sufficient to outweigh compliance with the development plan when read as a whole. Planning permission should therefore be granted.

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 proposed development will be liable for CIL based on the measurements of the floorplans.

Please note that any changes to the floorplans listed will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

[Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](http://exacom.co.uk)

Should you have any queries regarding CIL, please contact:
Developer.contributions@wokingham.gov.uk

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:	29 September 2026
Earliest date for decision:	5 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	29/09/26