

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251829
Site Address:	8 Lenham Drive, Reading, RG2 9SW
Expiry Date:	17 October 2025
Site Visit Date:	6 October 2025
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location – Arborfield Garrison

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 CP18 – Arborfield Garrison Strategic Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB20 – Service Arrangements and Deliveries for Employment and Retail Use
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements SS11 – Arborfield Green Strategic Development Location
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
140977	OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of	Approve 2 nd April 2015

	extra care housing). District centre comprising a food store up to 4,000 sq. m gross with up to a further 3,500 sq. m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sq. m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq. m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.	
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CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Conditions

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a newly built semi-detached dwelling located in the Strategic Development Location of Arborfield Garrison.

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.

Proposal: The proposed single storey rear extension will have a sloping roof and measure a total of 3.7m in height and 2.3m to the eaves. It will measure 3m in depth, 4.4m in width, be 10cm away from the boundary with no.9. and 2m away from the boundary with no. 7. It will have two rooflights, bifold doors on the rear elevation and no windows on the side elevations.

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. Policy CP18 states that a sustainable, well-designed, mixed-use development will be delivered.

Lenham Drive is part of a new development in the Strategic Development Location of Arborfield Garrison. The street scene is a row of 4 no. semidetached properties with open plan frontages for parking.

In this case, the proposal would not impact the character of the area because it would not be visible from the public realm. Therefore, it would not harm the Character of the Area and would comply with CP1, CP3 and CP18 of the Core Strategy.

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: The rear elevation fenestration will not directly overlook neighbouring properties and there will be no windows in the side elevation. Therefore, there would be no significant increase in overlooking.

Loss of Light: The 45-degree angle test is advocated within the *British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen in Figures 1 and 2, the vertical 45-degree angle test is breached, but the horizontal 45-degree angle test is complied with. Furthermore, the rear gardens are south facing, and neighbours will continue to receive full sunlight throughout most of the day. Therefore, there would be no significant harm caused from overshadowing or loss of daylight.



Figure 1 Vertical 45-degree angle test

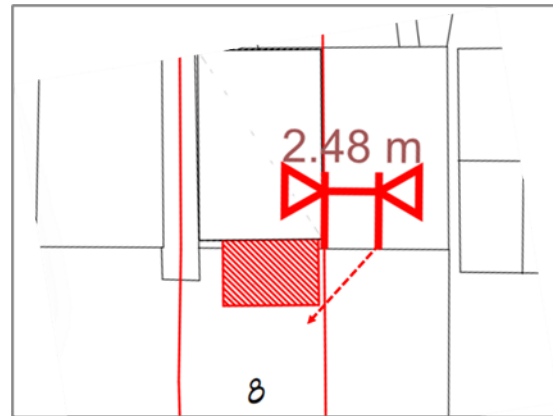


Figure 2 Horizontal 45-degree angle test

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case the rear extension is single storey, it would extend 3m beyond the existing rear wall and the height to the top of the eaves would be approximately 2.3m. The ridge of the proposed lean-to roof would be 3.7m at its highest point. This arrangement is not considered to result in any significant overbearing presence of the neighbour at 9 Lenham Drive, especially as they have relatively spacious amenity space in the rear garden for daily living activities. Therefore, the height and bulk of the dwelling will not significantly harm the neighbouring occupiers.

Overall, the proposal would not fully comply with Policy CP3 of the Core Strategy regarding neighbour amenity.

Flooding and Drainage: The Drainage Officer requested further information and commented: *“The existing dwelling is within flood zone 1 and we would have no objection to the principle of the extension, as represented by proposed plans and elevations drawing 02 dated 31/07/2025. As drainage details have not been provided, we would recommend the condition below:*

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. This is to prevent increased flood risk from surface water run-off.

Relevant Policy: *NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.”*

Officer Comment: Given that much of the rear extension would be built over the existing hard standing patio, and due to its limited scale, should the application be approved, it would not be reasonable to condition a drainage strategy.

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:	Approve
Date:	9 October 2025
Earliest date for decision:	30 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/10/25