

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260992
Site Address:	The Coach House, Chapel Green, Wokingham, RG40 3EP
Expiry Date:	21 August 2026
Site Visit Date:	6 July 2026
Proposal: Householder application for the proposed erection of a single storey side extension with porch canopy roof (part-retrospective).	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
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 TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside DH1 – Place making and quality design NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
091349	Application for a certificate of lawful existing use for the erection of a detached outbuilding.	Approve 30.11.2009
092076	Application for variation of condition 2 of planning consent F/2001/3381 to allow use of store as a residential annex to the existing main building. (retrospective).	Withdrawn 17.09.2009

012339	Proposed conversion of agricultural buildings, part demolition and infill extension to create live-work unit.	Approve 18.12.2001
213183	Application for a certificate of existing lawful development for the use of the building and curtilage as a dwelling.	Approve 25.10.2021

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees- No objection
WBC CIL- No response
WBC Ecology- No response

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The Coach House is a two-storey detached dwelling within the countryside. It was originally a storage building part of adjacent property 'The Barns' but was granted a certificate of lawfulness for its use as a separate dwelling in 2021. The property is of traditional construction. It is constructed with red bricks and has a pitched roof. The property is located in Chapel Green which is south of Wokingham town and is comprised of several properties. It is accessed via Luckley Road and is rural in character.

Proposal:

The proposal is for a single storey side extension to form a porch. As foundations for this development had been dug at the time of the site visit, the description has been amended to 'part-retrospective'.

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.

Countryside:

The application site is located outside of defined settlement limits within the Countryside. As such, policy CP11 of the Core Strategy applies and has the overarching aims of protecting the separate identity of settlements and maintaining the quality of the environment. The policy outlines 7 exceptions for when development may be permissible in the countryside. One of the exceptions is which outlines when development may be acceptable in the countryside.

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building

As such, the principle of development will be accepted so long as the proposal is not an inappropriate increase in scale, form, or footprint of the original building.

'Original building' is defined in the NPPF as being 'A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'. It, therefore, is not necessarily, how the building exists in the present day.

As such, it needs to be assessed as to whether the proposal would comply with the above to help understand if the development would be in keeping with the character of the countryside area. RD11 figure 8.19 of the Borough Design Guide provide guidance on volume uplift for replacement dwellings in the countryside. This is also used as a benchmark figure for extension uplift, with the benchmark figure being a 50% above and beyond the scale of the original dwelling.

The applicant has submitted volume calculations which indicate that the original dwelling has not been extended until today. The original main dwelling has an area of 55m² and volume of 199m³. These volume calculations indicate that there would be a total volume increase of 14.6% and a total footprint increase of 16.4% above and beyond the original building.

Therefore, the proposal would represent an appropriate scale of development (above and beyond the original building) in principle in this countryside location.

Design/Character of the Area:

Policy CP3(a) of the Core Strategy states proposals should be of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

R23 of the Borough Design Guide provides explicit guidance on extensions.

For side extensions it states that:

- A gap of 1m should be maintained between the building and site boundary
- Side extensions should not project forward of the building line

In addition, for porches, it states that:

- Porches should generally project less than 2m forward of the building line
- Generally acceptable where the building is set back from the street frontage in a large plot

It also states that a gap should be retained between the building and the site boundary and this should be a minimum of 1m in width. This is echoed by R16.

It should be noted that the Borough Design Guide is a guide rather than adopted policy requirements; ultimately each application will have to be assessed on its merits.

The proposed single storey side extension to form a porch would extend out from the side elevation of the property by 4.2m and would be 3m wide. The Coach House is set back off the main road with a driveway to the front of the property and is partially screened by a boundary fence and vegetation. The development is to the side rather than the front of the property, so it is not necessary to adhere to BDG principles on porches which are presumed to be at the front. The proposal does not project forwards of the building line and would be over 1 metre from the site boundary so adheres to principle R23. The proposed single storey side extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is not near a boundary with the neighbouring properties. The proportionate scale and unimposing design of the extension ensures that the extension would have an acceptable impact on the appearance of the dwelling and wider area.

Neighbouring Amenity:

Policy CP3(a) of the Core Strategy states proposals should not result in detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

R23 of the BDG states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. It also states that the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The proposed single storey side extension would extend 4.2 metres from the side of the dwelling. It has an eaves height of 1.9m and ridge height of 3.7m but would not be within 2m of a side boundary. Given the single storey nature, there are no concerns relating to overlooking. There are windows proposed in the extension, but these do not face onto an immediate neighbour. Additionally, given the site's orientation, with the proposed development facing a vegetated field boundary with no immediate neighbour, there are no concerns that the development would be overbearing or cause a loss of light to neighbouring properties. Overall, there are no concerns on neighbouring amenity grounds.

Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. The proposal would not adversely harm the usability of the site's amenity space. This is because the proposed side extension to form a porch is approximately 12.6 square metres in footprint which represents a 16.4% increase in total area (metres squared). Suitable amenity space for current and future occupiers is maintained.

Landscape and Trees:

Policy TB21 states that proposals must show how they have addressed the requirements of the Council's Landscape Character Assessment and shall retain or enhance the condition, character and features that contribute to the landscape. Policy CC03 includes several criteria for development, and the relevant ones are copied below:

- c) Promote the integration of the scheme with any adjoining public open space or countryside
- d) Protect and retain existing trees, hedges and other landscape features
- e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.

The WBC Tree and Landscape officer noted that foundations for the porch had already been dug, hence the part-retrospective nature of this proposal. The officer noted several unprotected mature trees along the eastern boundary of the site, one of which was adjacent to the proposed development which may have had its Root Protection Areas (RPAs) harmed by the foundations and may require pruning in the future due to this development. The officer notes that harm to this tree has likely already occurred due to past development within the plot. As the foundations have already been dug, and therefore any harm to the tree already occurred, the officer does not object to the proposal and does not request any arboricultural information is submitted prior to determination. The Officer did also not raise any concerns in relation to the proposal's impact on landscape character/ the countryside. Therefore, the proposal is in accordance with policy TB21 and CC03.

Ecology:

No objection on Ecology grounds was received.

Policy CP7 outlines that sites designated as of importance for nature conservation will be conserved and enhanced and will only be permitted if the need for such development outlines any harm, and any harm would be mitigated. Policy TB23 outlines that development should accord with CP7 of the Core Strategy and must also demonstrate how they:

- a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing
- b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation
- c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.

The proposal is located in an area where a bat survey required for planning applications that involve roof modification or demolition. A preliminary roost assessment and bat emergence and re-entry survey were submitted with the application. These surveys identified that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and

therefore, is recommended for approval.

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:	Not required
Recommendation:	
Date:	2 July 2026
Earliest date for decision:	17 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	13/08/26

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 1**

#	NAME
1	Within South Wokingham Strategic Development Location

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Site Allocation | Total count: 1

#	FEATURE_TYPE	NAME
1	Allocated SANG	Land east of Lucas Hospital, Chapel Green, Wokingham

Strategic Development Locations | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Strategic Development Location	South Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Areas of Search for Sand and Gravel | Total count: 1

#	OBJECTID	OBJECTID_1
1	30	30

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	YM925	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	YN925	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	YN926	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
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SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000&notes=11401&location=481146,167261%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Grounds Maintenance Boundaries | Total count: 1

#	PPG17 TYPOLOGY	OWNER
1	Natural and Semi Natural Greenspaces	Privately owned

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland

Listed Buildings Consultation Zone | Total count: 1

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1303654	GARDEN WALL AT LUCAS HOSPITAL	Conservation Architect and Building Control

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m

