

## DELEGATED OFFICER REPORT



**WOKINGHAM  
BOROUGH COUNCIL**

<b>Application Number:</b>	252936
<b>Site Address:</b>	124A Barkham Road, Wokingham, Wokingham, RG41 2RP
<b>Expiry Date:</b>	26 January 2026
<b>Site Visit Date:</b>	12 December 2025
<b>Proposal:</b> Householder application for the proposed erection of first-floor side and rear extension and internal alterations.	

### **PLANNING POLICY**

<b>National Policy</b>	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
<b>Core Strategy (CS)</b>	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
<b>MDD Local Plan (MDD)</b>	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
<b>Other</b>	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Barkham Village Design Statement

### **PLANNING HISTORY**

Application No.	Description	Decision & Date
160501	Householder application for proposed demolition of existing conservatory and chimneys plus erection of pitched roof over garage and entrance and single storey rear extension to dwelling.	Approved 26/05/16
061228	Proposed single storey front extension to dwelling.	Approved 22/05/06
052364	Proposed single storey rear extension to dwelling to form conservatory, conversion of part of garage to study.	Approved 13/03/05

### **CONSULTATION RESPONSES**

<b>Internal</b>
None consulted
<b>External</b>

None consulted

## REPRESENTATIONS

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

## APPRAISAL

**Site Description:** Two storey detached dwelling.

**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.

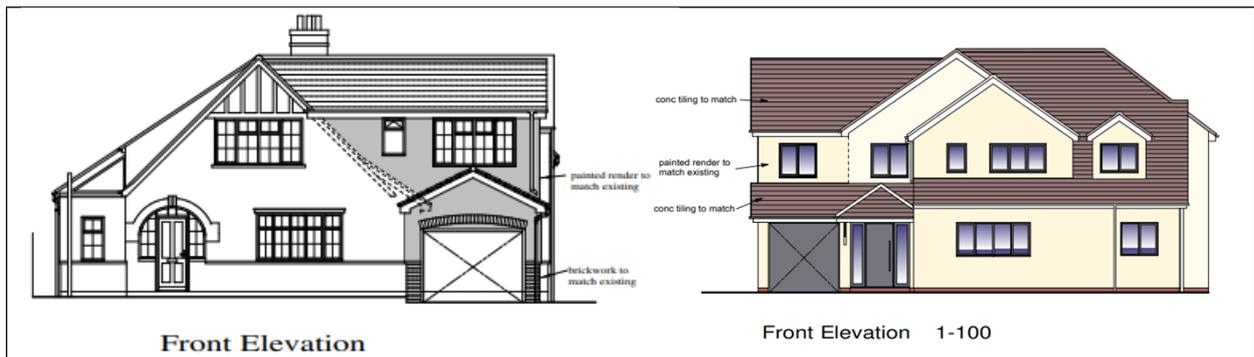
The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built 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 Borough Design Guide states that for side extensions, the primary considerations are the impact upon the street scene and local character. Side extensions should be set back by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.

The remaining gap between no.124a and no.124 would be approx. 1.50m. The side extension would be set back from the building line by approx. 1.60m and would be set back from the rear building line. The proposed roof height would be lower and be subservient to the main roof ridge height. Furthermore, the proposed extension would be of a design that would appear in keeping with the style of the host dwelling and as such, would not result in any detrimental impact to the street scene or local character. The proposed side extension would respond positively to the host dwelling and would contribute positively to the local character of the area.

Also, a similar proposal has previously been approved at no.124a (192580- figure on left and no.124 proposal on right). It's clear the proposal has taken design inspiration from no.124a and therefore would not look out of place in the street scene.

Due to the side gap of 1.65m and proposed roof design, the proposal would not create a terracing effect with no.124 when view from the street scene.



**Neighbouring Amenity:**

*Overlooking:* The first-floor window to the front would serve as a bathroom and is a non habitable room, thus no overlooking concerns.

A first-floor rear window would also be added as part of the side extension for the bedroom 5. Most rear gardens in residential estates are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the new window as part of side extension and it's oblique angle/view of no.124 rear garden. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The minimum back-to-back separation distance is 22m, the separation distance between the rear of no.124a and 11 Oaklands Drive is over 30m, thus complying with the BDG.

The first-floor en-suite window changed to a dressing room window would have an oblique angle outlook onto the front drive of no.124b, thus no overlooking concern.

*Loss of Light:* Due to the subservient nature of the side extension, not projecting ahead of the rear building line and slightly projecting forward of the rear building line of no.124, the proposal would not result in harmful loss of light.

The ground floor side window of no.124 serves as an outlook for a bathroom, a non-habitable room and therefore no loss of light considerations.

*Overbearing:* Given the first floor side extension would be approx. 1.50m from the flank wall of no.124, such would be considered adequate breathing space and also comply with the minimum separation distance of 1m set out in the BDG.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly

detrimental to their amenities.

**Highway Access and Parking Provision:** The existing dwelling has 4 bedrooms which would increase to 5 as result of the extension. There must 3 or more space for a 4 or more bedroom dwelling. As shown on plan H-2844, the site would have 3 parking spaces 2.5 x 5m, thus complying with WBC's adopted parking standards after development.

**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

<b>Conditions agreed:</b>	Not required
<b>Recommendation:</b>	Approve
<b>Date:</b>	26 January 2026
<b>Earliest date for decision:</b>	23 December 2025

<b>Recommendation agreed by: (Authorised Officer)</b>	
<b>Date:</b>	<b>26 January 2026</b>

## PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

# NAME

- 1 Within Major Development Locations
- 2 Within Major Development Locations
- 3 Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

# FEATURE\_TYPE NAME

- 1 Major Development Locations Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

# FEATURE\_TYPE FEATURE\_NAME

- 1 Special Protection Area Linear Mitigation Zone 7km Linear Mitigation Zone

Green Infrastructure Routes Consultation Zone | Total count: 1

# FEATURE\_TYPE

- 1 Green Route

Major Nuclear Sites Consultation Zone | Total count: 1

# FEATURE\_TYPE FEATURE\_NAME PLANNING\_NOTE

- 1 Consultation Zone - Major Nuclear Site AWE: 12km Zone This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

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 TurbineAviation

1 All works exceeding 150 metres (492.1 feet) YES YES

Risk of Flooding from Surface Water | Total count: 4

# FEATURE\_TYPE FEATURE\_NAME

1 Environment Agency Surface Water Flood Zones 1 in 100 year risk extent

2 Environment Agency Surface Water Flood Zones 1 in 100 year risk extent

3 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent

4 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

# FEATURE\_TYPE FEATURE\_NAME CONSULT

1 Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

# IRZURL

1 [https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000-res=11404&location=475984,168857%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000-res=11404&location=475984,168857%20(IRZ%20polygon%20centre))

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

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

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0262-1984	Group	Confirmed

Wards | Total count: 1

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

Parishes | Total count: 1

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