

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252989
Site Address:	35 Barkham Road, Wokingham, RG41 2XR
Expiry Date:	4 February 2026
Site Visit Date:	9 January 2026
Proposal: Householder application for the proposed single storey rear extension and internal alterations.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
051938	Proposed single storey rear extensions to both dwellings.	Approved 12/04/2005

CONSULTATION RESPONSES

Internal
WBC Drainage – No objection, subject to condition.

WBC Landscape and Trees – No objections, subject to further information.
External
None.

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

APPRAISAL
Site Description: The application site consists of a two-storey semi-detached property located on the northern side of Barkham Road, which is a designated Green Route Enhancement Area. The property is part of a row of Victorian villas which are similar in design and appearance. Many of the dwellings within the vicinity have already benefitted from alterations and extensions in a variety of forms and designs. The application property is set back from the road behind a mature hedgerow, established shrubs and driveway providing off-street parking. Typical materials include red brick, yellow brick lintels and quoins and render. Proposal: This application seeks approval for the erection of a single-storey rear extension. The extension would have a flat roof form and would be constructed from brick to match the host 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 proposed single-storey rear extension would be positioned along the northeastern shared boundary.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The rear extension would measure approximately 2.73m in width and 2m in depth. The extension would be modest in scale and proportionate to the size of the host dwelling. Due to the single-storey nature of the extension and location along the northeastern shared boundary, the existing built form of the host dwelling would obstruct views of the development from the public realm.

Therefore, the proposed development would not result in any detrimental impact to the character of the host dwelling or local area.

Neighbouring Amenity:

Overlooking:

There would be one window in the rear elevation of the extension. The proposed window would be more than 28m from the rear fenestration of nos. 32 and 34 Havelock Road. Page 47 of the BDG states that a minimum 22m separation distance should be retained between back-to-back elevations to maintain privacy. Therefore, the 28m retained separation distance is considered acceptable.

Loss of Light & Overbearing:

The BDG states that the primary consideration of rear extensions is impact upon neighbours. Page 56 of the BDG states that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. The rear extension would protrude approximately 2m from the rear boundary and would extend up to the northeastern shared boundary. The BDG also provides guidance on eaves height and recommends that the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary. The proposed eaves height of the flat roof extension would measure approximately 2.94m which is acceptable to ensure that limited overshadowing or overbearing impact would be generated to neighbouring residential amenity.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Highway Access and Parking Provision:

The proposed development would not alter the number of habitable rooms in the property. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards. The submitted parking plans shows three on-site parking spaces which is considered acceptable to serve the proposed development.

Flooding and Drainage:

The application site is located in flood zone 1 and the council's Drainage officer was consulted. They raised no objection to the proposed development subject to a condition to secure drainage details. However, as the site is in flood zone 1 and at a low risk from surface water flooding, it is considered unreasonable to request further details when compared with the limited scale of the development, plus the location of the proposed

extension already being covered with impermeable patio slabs. Accordingly, the condition is not attached.

Landscape and Trees:

Barkham Road is a proposed Green Route Enhancement Area. Green Routes are roads into settlements that are lined with trees and other vegetation which make a significant contribution to the character and environment of the area and contribute to the Borough's network of wildlife corridor. The property boasts an established hedgerow and shrubs along the front boundary which positively contribute to the local environment. The council's Trees and Landscape officer was consulted and raised no objection to the proposal, subject to confirmation that the front boundary treatment would be retained as part of the proposal. The planning agent confirmed via email on 26/01/2026 that there are no changes proposed to the front boundary. Therefore, the proposal is considered acceptable in trees and landscape terms.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

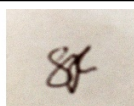
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	Approve
Date:	26 January 2026
Earliest date for decision:	11 January 2026

**Recommendation
agreed by:
(Authorised Officer)**



Date:	26.1.26
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PLANNING CONSTRAINTS/STATUS

Major Development Location

Emmbrook Ward

Wokingham Parish