

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251800
Site Address:	372 Barkham Road, Barkham, Wokingham, RG41 4DL
Expiry Date:	22 September 2025
Site Visit Date:	4 September 2025
Proposal: Householder application for the proposed erection of two-storey side and front extension, garage conversion at first floor creating habitable accommodation and replacement of rear dormer with associated fenestration.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
080878	Proposed single storey side and first floor front extension to dwelling with front and rear dormer extensions. (Amendment to consent F/2008/0151)	Approved: June 2008
080545	Proposed part first floor and part two storey side extension with front and rear dormer windows.	Approved: March 2008
980872	Proposed Single Storey Rear Extension To Form Conservatory	Approved: August 1998

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments
WBC Ecology – No objection subject to conditions

External
None

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

APPRAISAL
Site Description: Barkham Road is characterised by residential linear development, composing of a range of dwelling type, styles and sizes. This application seeks planning permission for the conversion and enlargement of the existing detached garage, plus the erection of a two-storey front/side extension, which would link the converted garage to 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: In the majority of cases, an extended frontage to a dwelling that sits within a relatively consistent / linear building line, as is the case at hand, would warrant concerns relating to a breach of said building line. This is materialised by the guidance contained within the Council Design Guide SPD, which states that front extensions should not project significantly forward of adjacent houses and are generally only acceptable where the subject building is set further back from the street than the prevailing building line. Notwithstanding the above, the individual context of each application must be considered, and an assessment shall be made on the merits of the proposed development. In this instance, the existing detached garage to the front of the site already protrudes beyond the adjacent properties on Barkham Road, thus breaching the building line as discussed. Accordingly, the built form proposed, which seeks to link the dwelling to the existing garage, would not have an overly imposing impact, as its infill nature would limit the visual impact from views along Barkham Road. It is acknowledged that the development does not just comprise the infill extension to the front of the property, but also seeks to convert and enlarge the existing garage itself. This extension, which would replace the modest hipped form of the existing

garage with a more visually apparent gable element, would undoubtedly increase the bulk of the dwelling as seen from the public realm. Nonetheless, the enlarged structure would remain set down from the ridge of the host dwelling and would not noticeably encroach outside the built footprint of the existing garage. Accordingly, as concluded with the link extension, the enlargement of the garage would not be overly imposing and would not fundamentally alter the contribution of the sites built form to the street scene.

The proposed introduction of black timber cladding and slate roof tiles would be another apparent change, as it would represent a stark contrast to the use of materials currently present. Nonetheless, the personalisation of dwellings through contemporary finishes is standard suburban practice and would not be harmful to the street scene in this instance, which as stated previously, is characterised by an array of dwelling types and designs.

A less significant alteration is the intention to modify the form of the rear facing dormer. This change would not be visible from the public realm, thus limited impact on wider character. In any case, the modification would appear as a modest change and would not drastically alter the rear facing elevation of the property.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Despite increasing the extent and scale of built form in close proximity to No.370, it is not considered that the proposed development would adversely impact the amenities of the neighbouring residents. Whilst a small section of the adjacent site would experience some loss of light, the impact would be limited to the garage and front driveway of the adjacent plot, therefore not being detrimental to the occupants. Any impact would be mitigated further through the design of the proposed extension, which slopes away from the neighbouring boundary.

With regard to overlooking, it is noted that the development provides an array of new outlooks that are not possible from the existing dwelling. Those that pose the greatest impact, owing to their position, are the Bedroom 5 dormer window and the first-floor window facing No.370. With regard to the latter, this would serve a non-habitable room, thus preventing any considerable overlooking concerns. In any case, this window has been shown on the proposed plans to incorporate obscure glazing, therefore safeguarding the amenities of the neighbouring residents further. The dormer window on the other hand would have unobstructed views to the neighbouring site on the other side (No.374). Nonetheless, the outlook would be primarily toward the front driveway, and only oblique views would be possible of the front facing windows of the adjacent dwelling. As such, there are no direct overlooking concerns in this instance.

Highway Access and Parking Provision: Following a detailed review of the application, WBC Highways have raised no objection to the development.

Ecology: An emergence survey bat report has been submitted with the application. This demonstrates that a limited number of bats were heard and seen foraging in and around the site throughout the surveys. As such, in the absence of mitigation, changes to the rear dormer of the property will result in the destruction of a day roost for a low

number of common pipistrelle bats. However, as stated within the survey report, there is no reason why continued roosting provision cannot be successfully maintained with appropriate mitigation and/or enhancement. WBC Ecology are satisfied with the survey effort and its conclusions, thus raise no objection to the development subject to an EPSL being obtained from Natural England prior to the commencement of any development affecting bats.

The Ecologist also recommends conditions relating to the implementation of biodiversity enhancements and the restriction of external lighting, both of which being deemed disproportionate to the scale of the proposed development. As such, these recommended conditions have not been imposed.

Conclusion: For all the above, the proposal is acceptable, and the application 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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	17 September 2025
Earliest date for decision:	20 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18 September 2025

PLANNING CONSTRAINTS/STATUS

Limited Development Location of Barkham

Bat Roost Habitat