

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250320
Site Address:	5 Walden Avenue, Arborfield, Wokingham, RG2 9HR
Expiry Date:	11 June 2025
Site Visit Date:	19 March 2025
Proposal: Householder application for the proposed single storey rear extension, front porch, changes to fenestration and removal of the existing outbuilding, en-suite and rear extension.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Ordinary Watercourses Consultation Zone
Ordinary Watercourse
Great Crested Newt Consultation Zone Minor

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals 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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage

	TB21 – Landscape Character TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Arborfield and Newland Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
081308	Application for submission of details to comply with conditions 5 of planning consent F/2008/1183.[Conditions are as follows: 5 Bat Survey to take place.	Approved 17/10/2008
080316	Proposed erection of first floor extensions and insertion of dormers to extend the existing first floor accommodation.	Approved 17/07/2008
082549	Proposed erection of two storey front and two storey rear extensions plus raising of roof with front and rear dormer extensions to create a first floor.	Refused 25/03/2008
24209	Single storey rear and side extensions to provide a sunlounge, kitchen and dining room.	Approved 05/09/1985

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to condition.
WBC Highways – No objection.
WBC CIL – No comments received.
WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a detached bungalow located on the eastern side of Walden Avenue, Arborfield. The application site is located outside settlement limits within designated countryside.

The property is set back from the road behind a lawned area and driveway providing off-street parking. There are two adjoining neighbours to each side and open countryside to the rear.

The road comprises a range of property types including bungalows, chalet-style bungalows, two-story detached and semi-detached properties. There is no uniform appearance to the design and age of properties along the road with many having undergone alterations and extensions in a variety of forms.

Typical materials include brick, hung tiles, timber cladding, render, and brick and timber detailing.

Proposal:

This application seeks approval for the erection of a single-storey rear extension that would have a maximum width of approximately 13.7m and 6m (maximum) in depth. The extension would have a hipped to flat roof form. The existing kitchen, en-suite bathroom, rear bedroom and outbuilding would be removed to facilitate the development.

Proposed materials include roof tiles, bricks and render to match existing.

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 outside of settlement limits where in order to protect the separate identity of the countryside and maintain the quality of the environment proposals must comply with Core Strategy Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

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

The other parts of CP11 are not relevant here.

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed single-storey rear extension would extend the full width of the property with an approximate width of 13.7m and would have a hipped to flat roof form.

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.

CP11 states that proposals outside of development limits will not normally be permitted except where 'It does not lead to excessive encroachment or expansion of development away from the original buildings'.

Whilst the single-storey rear extension would extend a maximum of approximately 5.98m from the rear of the property, the existing rear extension would be removed to facilitate the development. The extension would extend an approximate additional 2.25m from the rear of the existing rear extension and would not extend beyond the existing flank walls of the property. The existing side en-suite bathroom and outbuilding would also be removed to facilitate the extension. The proposed changes would not amount to excessive expansion of development away from the original building.

The proposal also includes alterations to the roof above the existing dining room from a shallow front pitch with concealed flat roof to a hipped to flat roof form. The roof would retain the same height and would align with the new roof of the rear extension. The changes to the existing roof would be subservient to the main dwelling and would be more in-keeping with the hipped roof form of the main roof. It would also relate well with the adjoining neighbour which also boasts a hipped to flat roof form above the garage.

RD4 of Section 8 of the BDG (Rural and settlement edge) states that 'New development must be carefully composed in relation to important views into or out of a village, so that the setting of the village in the landscape is maintained or enhanced'. The proposed hipped to flat roof form would marginally increase views into and beyond the plot to the green backdrop of the open countryside beyond. Therefore, the proposed changes would not appear obtrusive and would positively contribute to the character of the countryside setting.

There would be limited views of the rear extension from the public realm due to the host dwelling and existing garage largely screening the development from the road. Therefore, the proposed rear extension would have a negligible impact on the character of the host dwelling or street scene.

The proposed open sided porch would be a relatively minor change to the property frontage and would comprise a flat roof canopy with open sides and would not encroach the principal building line. There is no prevailing character to the design or form of front entrances along Walden Avenue, therefore the addition of a porch canopy would have no detrimental impact to the character of main house or to the local area.

Neighbouring Amenity:*Overlooking:*

As there are no neighbours to the rear, and all proposed changes to fenestration would be at ground-floor level, there are no adverse loss of privacy impacts that would be generated by the development.

Loss of Light & Overbearing:

Page 56 of the BDG states that 'Read extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. Whilst the proposed rear extension would exceed this guidance, the existing rear extension would be removed to facilitate the development. The rear extension would only extend a further 2.25m from the rear of the existing rear extension. The extension would follow the existing flank walls of the host dwelling and would be approximately 5m from the shared boundary with no. 3. The southern side of the extension would extend close to the shared boundary with no.7; within approximately 0.8m. Although this falls marginally short of the recommended minimum 1m separation distance outlined in the BDG, due to the eaves height of the extension falling well within the recommended 3m set out in the BDG, and combined with the hipped to flat roof form, it is considered that any overshadowing or overbearing impact would not be detrimental to neighbouring residential amenity.

Highway Access and Parking Provision:

The proposed development would not result in an increase in the number of habitable rooms. The Council's Highways officer was consulted and raised no objection to the proposal.

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development however they have requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the Environment Agency mapping. Therefore, it is considered unreasonable to request further details when compared with the limited scale of the development proposed, plus the site would retain sufficient permeable ground. Accordingly, the condition is not attached.

Landscape and Trees:

The site is in the countryside on a semi-rural lane. There are no protected trees on site and no trees or hedges would be removed to facilitate the development. Therefore, as no landscape features are affected by the development, the proposal is acceptable and complies with the trees and landscape parts of the local plan policy, and guidance.

Ecology:

The application site is in an area suitable for bat roosts. A preliminary roost assessment and emergence survey were submitted to support the application. Section 0.4 of the emergence survey summarised that:

"The ecological value of the buildings referred to as B1 (main dwelling) and B2 (outbuilding) have been deemed as negligible to bats due to the lack of roosting bats present.

The ecological value of the buildings referred to as B1 and B2 to birds have been deemed negligible due to the lack of nests found".

An informative will be attached to any grant of approval that relates to what must happen prior or during the development if any bats or evidence of bats are found.

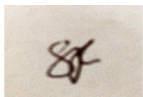
Conclusion:

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, 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:	Not required
Recommendation:	Approve
Date:	3 June 2025
Earliest date for decision:	3 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	9.6.25