

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252811
Site Address:	16 Aggisters Lane, Barkham, Wokingham, RG41 4DN
Expiry Date:	14 January 2026
Site Visit Date:	16/12/2025
Proposal: Householder application for the proposed raising and modification of the roof to create first floor accommodation and erection of a part single part two storey front extension, a part first floor part two storey side extension and conversion of the garage to habitable accommodation, plus changes to fenestration and external materials, installation of a front canopy roof and erection of a detached double garage.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC CIL – The proposed development will be CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Barkham Parish Council - <i>The Parish Council has concerns regarding the potential impact of the proposed development on the established street scene. The scale and nature of the alterations, including roof modifications and extensions, appear to significantly alter the character of the property in relation to neighbouring dwellings.</i> <i>Furthermore, the Council seeks clarification on whether the proposed detached double garage is positioned forward of the existing building line. If so, this may constitute a breach of planning policy relating to building line conformity and visual amenity. The Council requests that this aspect be carefully reviewed to ensure compliance with relevant planning regulations and guidance.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a bungalow, detached property located in an established residential area. The surrounding area is characterised by detached properties that vary in style and architecture.

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:

Aggisters Lane is primarily composed of bungalows and one and a half-storey dwellings. The area has an informal character, arising from a mix of architectural styles, the staggered arrangement of properties, and variations in ground levels, with properties on the eastern side situated significantly lower than those on the western side. The streetscape is further defined by prominent gaps at first-floor level above the linked garages, providing glimpses of the leafy gardens behind. This feature establishes a distinctive rhythm along the street and makes an important contribution to the local verdant character.

The proposal involves extending the existing bungalow to create a one-and-a-half-storey dwelling through the addition of a first-floor extension. The development would introduce a part-hipped roof form and a series of dormer windows to the front and rear elevations. When considered in the context of the height and form of the adjacent neighbouring properties and Aggisters Lane as a whole the resulting built form would not appear out of place. The use of a hipped roof would reduce the perceived bulk and massing of the roof, particularly when approaching the site from the north-west to south-east, where the dwelling projects forward of No. 18 and is therefore more visually prominent. This design approach would help ensure that the development sits comfortably within its context and would not result in undue visual harm.

The proposed extension would also maintain a minimum 1-metre setback from the side boundaries in accordance with the Borough Design Guide and would retain clear visual separation from the adjoining properties. This would preserve the characteristic gaps between buildings and the distinctive rhythm along the street. As such, this element of the proposal would not adversely affect the character or appearance of the area.

The proposal also includes the erection of a part single, part two-storey side extension and a two-storey front extension. These elements would be modest in height, depth, and overall design, and would therefore not adversely affect the character or appearance of the area.

The proposal also includes the erection of a detached double garage. Section 4 of the Borough Design Guide SPD advises that garages should generally be located to the side or rear of dwellings rather than within front gardens. In this instance, the proposed garage would be of a relatively large scale and positioned within the front driveway.

However, when assessed in the context of the street scene, where dwellings are arranged in a staggered building line, the garage would not project beyond the front elevation of the neighbouring property at no.14. Furthermore, the character of the area is varied, with a mix of architectural styles and layouts. In particular, the garages at nos.17 and 19, although attached, project significantly forward of their host dwellings and can be read as garage structures positioned prominently within their plots.

In addition, a soft landscaping scheme was submitted by the agent on 19/01/2025 and has been supported by the Council's Trees and Landscape Officer. This includes planting along the front and side boundaries, which would assist in preserving the verdant character of Aggisters Lane and would help to visually soften and integrate the proposed garage within its setting.

Having regard to this context, the proposed garage would not appear unduly prominent or out of keeping with the surrounding development, nor would it result in harm to the character and appearance of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

Minimum privacy and amenity distances guidelines can be found on page 47 of the Borough Design Guide. According to Figure 4.25, there should be a minimum back-to-back separation distance of 22 metres for proposals between 1-2 storey tall, in order to maintain privacy and limit sense of enclosure.

The proposed rear dormer windows would be located approximately 21 metres from the nearest dwelling to the rear at No. 24 Bearwood Road. While this falls marginally short of the usual separation distance by around 1 metre, it is not considered that this shortfall would result in an unacceptable level of overlooking or loss of privacy. The Case Officer also notes the presence of substantial vegetative screening along the rear boundary, which would further limit intervisibility between the properties. As such, no objections are raised in respect of privacy or overlooking.

Following concerns raised by the Case Officer regarding the potential for overlooking from the first floor south-facing window, this window has been omitted from the scheme. This amendment is reflected in the revised plans received on 19/01/2026.

Loss of Light:

With respect to the neighbour at no.14, the proposed increase in ridge height would result in a reduction in the level of sunlight and daylight received by the side windows serving the neighbouring conservatory. However, it is considered that the increase in ridge height would not give rise to an unreasonable loss of light. The hipped roof slopes would continue to allow the impacted windows to receive appropriate levels of sunlight and daylight during certain periods of the day, broadly comparable to the

existing situation. Furthermore, given the predominantly glazed nature of a conservatory, sufficient light would continue to be provided through the remaining glazing.

In terms of the neighbour at no.18, the proposals would maintain sufficient separation not to raise any loss of light concerns.

Overbearing:

The proposed development would be suitably sited away from the adjoining boundaries. Although the proposal would project beyond the rear of No. 14 due to the staggered arrangement of the properties, a minimum 1-metre separation distance would be retained. The use of a hipped roof would further reduce the perceived bulk and massing of the dwelling at first-floor level.

Furthermore, aerial imagery demonstrates that the principal private amenity area serving no. 14 is located centrally within the rear garden, set away from the shared boundary. As a result, the development would not create an undue sense of enclosure or appear overbearing when experienced from the main area of the garden. Accordingly, the proposal would not result in an unacceptable impact on neighbouring residential amenity.

Highway Access and Parking Provision:

The submitted Block Plan demonstrates that the front driveway can accommodate at least three off-street parking spaces would be sufficient for a dwelling of this size, with eight habitable rooms, in accordance with the council's Parking Standards. As such, there are no highways issues.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats.

The supporting Bat Scoping Survey (Urban Tree Expert, August 2025, ref: SPH/NP/PEA-25/012.08) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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	
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Conditions agreed:	Not required
Recommendation:	Approval
Date:	6 January 2026
Earliest date for decision:	10 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.01.2026