

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260667
Site Address:	8 Farmers End, Charvil, Wokingham, RG10 9RZ
Expiry Date:	15 May 2026
Site Visit Date:	10 April 2026
Proposal: Householder application for the proposed development of single-storey front extension and garage conversion forming habitable room.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

External

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 *“front extensions should generally be no more than 1 storey in height and should not project significantly forwards of the building line”*. The front extension would be single storey and not project forwards of the thus complying with the BDG. It's considered to be a minor and subvariant feature which would not harm the street scene.

As a result of the garage conversion and front extension, the garage door would be replaced by a window and would differ to the current street scene, slightly altering the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground floor window along Farmers End, meaning that the proposal would not negatively harm the street scene. Furthermore, bay windows are a common feature along the street scene so would not look out of place.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling and not resulting in any harm to the street scene.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage conversion and front extension. Whilst the proposed window would face another property, it is noted that Farmers End, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur. Furthermore, the front to front separation distance would exceed 10m, thus not resulting in harmful overlooking onto the dwellings opposite and in compliance with the BDG.

Loss of Light/Overbearing: The is extension is single storey and would be set back from the building line of no.7. However, the bay window would slightly project forwards of the building line, next to no.7 garage. Such minor projection is not considered to be overbearing or result in loss of light to no.7.

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.

Highway Access and Parking Provision: The location and site plan show 2 parking spaces which is sufficient for a dwelling of such scale.

The proposal has been reviewed by the Council's Highways officer following concerns regarding driveway clearance and on-site manoeuvrability arising from the front extension. It was noted that the recommended clearance of 6 metres between a parking space and a physical obstruction is not fully achieved in the revised plans. However, the highways officer confirmed that no improved arrangement could realistically be provided given the constraints of the site and the nature of the proposed extension. Updated plans were submitted by the applicant to demonstrate that vehicle turning can be achieved within the site without detriment to highway safety. On this basis, and having regard to the fact that the development would not be refused on highway grounds, the highways officer raised no further objections to the proposal subject to parking and turning condition in accordance with plan 2564-04A.

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:	14 May 2026
Earliest date for decision:	15 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	14/05/26

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 3**

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Charvil

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits - Concealed resources in areas assessed by BGS

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new

			hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Flood Zones | Total count: 1

#	flood_zone
1	Flood Zone 2

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	RW519	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	RW520	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	RW521	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	RX519	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	RX520	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk	Green	Consult NatureSpace for Major developments

	Zone		only
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SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500050&notes=&location=476719,175387%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Sonning Wooded Chalk Slopes

Wards | Total count: 1

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

Parishes | Total count: 1

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