

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252688
Site Address:	Orchards Paddock, Basingstoke Road, Swallowfield, Wokingham, RG7 1PT
Expiry Date:	6 January 2026
Site Visit Date:	13 November 2025
Proposal:	Householder application for the removal of the existing garage and outbuildings, erection of a one and half storey side extension with rear dormer and external staircase to create ancillary annexe with conservatory link to the main dwelling. The erection of a detached triple garage with store, swimming pool with associated hard and soft landscaping and relocated entrance gates.

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities– General Principles for Development CP7 – Biodiversity 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 TB25 – Archaeology
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Swallowfield Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
050775	Proposed two storey side extension to dwelling and conversion of existing garage to playroom.	Approved 20/12/2005
040147	Proposed two storey side extension to dwelling and erection of detached double garage. Demolition of existing garage.	Approved 22/06/2004
030994	Proposed two storey side extension to dwelling and conversion of garage to family room.	Application Withdrawn 05/02/2004

CONSULTATION RESPONSES**Internal**

WBC Property Services – No comments received.
WBC Drainage – Request further information.
WBC CIL – CIL liable.
WBC Ecology – No comments received.
WBC Green Infrastructure – No objection.
Nature Space – Request further information.

External

Berkshire Archaeology – No objection.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter of support received.

APPRAISAL**Site Description:**

The application site is located outside settlement limits in countryside and consists of a two-storey detached property located on the northern side of Basingstoke Road. Basingstoke Road is listed as a Green Route Enhancement Area. Green Routes form part of the Borough's green infrastructure network which aims to create an ecological network that encourages the movement of wildlife along green corridors. Basingstoke Road Green Route provides access into the settlement of Swallowfield and is noted for being lined with trees and other vegetation which makes a significant contribution to the character of the local environment.

The site benefits from a number of onsite trees that vary in species and maturity. The majority of the trees are centred around the northern corner of the site, none of which are protected.

The site is surrounded by open countryside and has one adjoining neighbouring property to the east. The neighbouring property is Grade II Listed 'Girdlers'. The

application site falls outside the Listed Building Buffer Zone. Adjoining the site directly to the north is open farmland which is listed as an archaeological site. Berkshire Archaeology were consulted on the application and raised no objection to the proposals.

As existing, the site comprises a detached dwelling, two detached garages and outbuildings. The host dwelling is constructed from red brick, hanging tiles and clay roof tiles.

Proposal:

This application seeks approval for the removal of the existing garage and outbuildings and the erection of a one and a half storey side extension with an external staircase and rear dormer window. The side extension would serve an ancillary annexe and would be linked to the host dwelling via a glazed conservatory. The extension would be constructed from timber cladding and clay roof tiles.

Also proposed is a detached triple garage with workshop. The garage would be sited to the front of the main dwelling and would be timber clad with clay roof tiles.

To the west of the proposed garage would be a swimming pool which would include hard and soft landscaping

The existing entrance gate will be relocated further into the site and would consist of a timber five-bar ranch style gate that would be set in a further approximate 7m into the site.

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.

The proposal includes a side extension that would not extend beyond the existing detached garage that would be removed to facilitate the extension. Whilst the proposed detached garage is relatively large, it is contained within close proximity to the main house and proposed extension and would not encroach the flank building line of the

proposed annexe extension. It would also not encroach the principal building line of the adjoining neighbouring property; 'Girdlers'. In addition, all existing outbuildings would be removed to facilitate the development which are located further into the garden than the proposed development. Therefore, it is considered that the proposed scheme would be compliant with Criterion 4 of CS policy CP11.

Character of the Area:

Basingstoke Road comprises mainly detached dwellings set within large plots with expansive areas of countryside between. Properties are generally well set back from the road with established trees and hedging lining property front boundaries.

Properties along the road vary in age and style and boast a mixture of materials and design features. As dwellings are generally isolated along the road, the host dwelling does not form part of an established building line.

The proposal includes a one and a half storey side extension to serve an annexe and hobby room above. The hobby room would be accessed via an external staircase located on the front elevation of the extension. 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 side extension would represent a subservient addition to the host dwelling by being set down approximately 1.7m from the main ridge line. The one and a half storey extension creates a less dominating building mass which does not compete visually with the principal building. In addition, the proposed use of timber cladding provides a clear material distinction from the main house, helping to maintain legibility between the original dwelling and the new addition. The single-storey conservatory link further enforces the divide between the two structures.

As a result, the proposed side annexe extension is not considered to appear overly dominant or incongruous within the site and is deemed to preserve the character and appearance of the host property and the local area.

It is also considered to comply with Criterion 5 of CS policy CP11 as the extension will be sited largely on the footprint of the existing detached garage. Therefore, the proposed siting of the extension would not represent an inappropriate increase in the footprint away from the existing building.

The proposed detached triple garage would be located to the front of the main house and side extension. It is acknowledged that page 57 of the BDG states that 'Garages should not project forward of the building line of a property'.

However, the forward position of the proposed garage is not considered to result in any material harm to the character of the street scene. The site benefits from a unique context with only one neighbouring property; 'Girdlers', and this property is already located significantly further forward (approximately 21m) than the host dwelling. As such, the proposed siting of the garage would not introduce an uncharacteristic projection within the street, nor would it disrupt any established building line. Instead, the development would read as consistent with the varied pattern of built form within

the immediate vicinity. Given the limited visual impact and the existing forward position of the adjacent property, the proposal is considered acceptable in terms of siting and overall impact on the local character.

In design terms, although the garage would hold a relatively large footprint, the overall height of the pitched roof would be subordinate to the main house by being set down from the ridge line of the main house and side extension. It would also be finished with timber cladding and clay roof tiles and adopts a traditional rural form consistent with typical outbuildings found within the countryside. The use of timber cladding and a traditional design approach ensures the building appears sympathetic to its rural surroundings and does not detract from the character of the surrounding landscape. The garage is positioned in close functional and visual association with the host dwelling, preventing it from appearing as an isolated or unrelated building. As such, the proposed garage is not considered to cause any adverse harm to the intrinsic character of the countryside and is regarded as compliant with CS policy CP11.

The proposal also includes a swimming pool with associated hard and soft landscaping to the north of the proposed garage. The proposed siting of the swimming pool is considered a discreet location as it would be located behind the northern flank edge of the proposed garage. The location would be screened from the public realm by the built form of the proposed garage and mature hedgerow along the front boundary of the plot. The application site is unconventional with a narrow section of garden to the rear of the property and a large area to the northwestern side of the plot. As existing, the wooden garage structure is located approximately 13m further into the side garden than the location of the proposed swimming pool. Therefore, the swimming pool does not introduce built form into an undeveloped part of the site.

The proposed landscaping would be low profile and contained within the immediate surroundings of the pool. The proposed soft landscaping scheme introduces planting that will assist in integrating the development into its countryside setting. As the works do not extend beyond the existing outbuilding and are designed to retain a natural and landscaped character, the proposal is not considered to harm the rural character of the countryside.

On this basis, the development is regarded as compliant with CS policies CP3 and CP11 which permit development that is of an appropriate scale, layout and design and does not adversely affect the local character.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the significant separation distance to the only neighbouring property, there are no concerns of this nature that would arise from the proposed development.

Highway Access and Parking Provision:

The host site benefits from a generous front garden and driveway. The proposal would increase the amount of on-site parking which is a benefit. The existing entrance to the site from Basingstoke Road would remain unchanged, however, the existing entrance gates would be relocated approximately 7m further into the site. The proposed gate would be a timber five-bar ranch style gate which would retain views into the site. The

relocated position of the gate would improve highways safety and would allow site visitors to access and egress the site without obstruction to the public highway or footway.

Flooding and Drainage:

The application site lies within flood zone 1 and is at low risk of fluvial flooding according to the Environment Agency flood mapping. The council's Drainage officer was consulted and requested further drainage information. They highlight that the proposed development will increase the overall impermeable area and lead to higher surface water runoff rates if not mitigated.

They request further information regarding surface water drainage, surfacing and water discharge.

They advise that "All new roof and hardstanding areas should drain to appropriately designed soakaways, permeable paving, or other sustainable drainage systems within the site boundary. Given the scale of the proposal and the site's location in Flood Zone 1, the LLFA requires more information which demonstrates that surface water runoff will be managed sustainably within the site and will not increase flood risk elsewhere".

In this instance, it is reasonable and necessary to attach a condition to secure this information in order to prevent increased flood risk from surface water run-off.

Landscape and Trees:

The application site is located in countryside and benefits from a number of on-site trees. Whilst these trees are not protected, they contribute positively to the rural nature of the countryside and Green Route environment.

Arboricultural Survey Impact and Method Statement (RMT Tree Consultancy Ltd, October 2025, Ref: RMT1128) was submitted to support the application. Section 5 of the report sets out tree protection measures. It will be necessary and relevant to the proposed development to condition that the tree protection measures are implemented and retained throughout the duration of construction.

Ecology:

The application site is located in an area of bat roost habitat suitability and on land that is within a red and amber risk zone for Great Crested Newts (GCN). Red zones contain suitable habitat and the most important areas for GCNs. Nature Space were consulted and requested further information to ensure that there will be no impact to GCNs during construction works. However, the submitted 'Bat Survey Report' (Hampshire Ecological Services Ltd, Issue date: 02/20/2025) will be conditioned and includes Section 5.3.2 which related to GCN protection measures.

Bats are a protected species, and as bats were seen during the emergence surveys that were conducted, it is necessary to condition that the mitigation and compensation measures set out in the report are conditioned.

Conclusion:

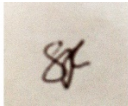
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local policy and guidance.

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:	14 November 2025
Earliest date for decision:	2 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11.12.25

PLANNING CONSTRAINTS/STATUS

Countryside

Green Route Enhancement Area

Wokingham Borough Council Owned Land - Land on the south side of Orchards Park, Basingstoke Road

Flood Zone 2 & 3

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zone – Amber & Red

Landscape Character Assessment 2019 - Loddon River Valley & Riseley Farmed Clay Lowland

Archaeological Consultation Zone

Spencers Wood & Swallowfield Ward

Swallowfield Parish