

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261956
Site Address:	Brookside, Forest Road, Binfield, Wokingham, RG40 5SA
Expiry Date:	20 October 2026
Site Visit Date:	16 September 2026
Proposal: Householder application for the proposed erection of a two-storey front extension, part single storey part two storey side/rear extension including the erection of an internal ancillary annexe, following demolition of existing conservatory, partial demolition of existing garage and removal of first-floor roof above garage.	

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 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 TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage FD3 – River corridors and watercourses 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 Sustainable Design and Construction Supplementary Planning Document A Design for Hurst

PLANNING HISTORY

Application No.	Description	Decision & Date
13228	Two storey addition at side	Approved
44598	Demolition of existing workshop and erection of new workshop for motor repairs	Approved 25/07/1995
102207	Proposed erection of single storey rear extension to dwelling to form conservatory.	Approved 02/02/2011

CONSULTATION RESPONSES**Internal**

WBC Drainage – No objection subject to conditions
WBC Landscape and Trees – No objection subject to conditions
WBC Ecology – No comments received
WBC Waste Services – No comments received

External

None

REPRESENTATIONS

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

APPRAISAL**Site Description:**

The application site comprises a detached chalet-style dwelling situated on the northern side of Forest Road within a spacious residential plot extending to approximately 1.7 acres. The site lies outside any defined settlement boundary within the countryside and occupies a semi-rural setting characterised by detached and semi-detached dwellings set within generous plots interspersed with mature landscaping, trees and areas of open land. The dwelling is positioned towards the eastern part of the site, with extensive garden land extending to the rear.

The surrounding area comprises a mixture of residential development and open countryside features. Land to the north and west is characterised by open grassland, woodland and mature vegetation, whilst residential properties are located to the east along Forest Road. The site is visually well-contained by established landscaping and vegetation, which contributes positively to its verdant countryside character.

Description of Development:

The application seeks planning permission for the comprehensive remodelling and significant enlargement of the existing dwelling, including the erection of a two-storey front extension and part single-storey, part two-storey side and rear extensions. The proposals would also raise the main roof and increase the ridge height of the dwelling,

provide internally connected ancillary annexe accommodation, and involve the demolition of the existing conservatory, partial demolition of the garage and removal of the existing first-floor roof above the garage.

Principle of Development:

The National Planning Policy Framework (NPPF) contains a presumption in favour of sustainable development which runs throughout both national and local planning policy. Policy CC01 of the Managing Development Delivery (MDD) Local Plan states that planning applications that accord with the policies of the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.

The application site lies outside any defined settlement boundary and is therefore located within the countryside. Accordingly, Policy CP11 (Proposals Outside Development Limits) of the Core Strategy is relevant. Policy CP11 seeks to protect the separate identity of settlements and maintain the quality of the environment and states that proposals outside development limits will not normally be permitted unless they fall within one of the exceptions identified within the policy. In relation to residential extensions, criterion (iv) permits extensions to existing dwellings provided they do not result in an inappropriate increase in the scale, form or footprint of the original building.

National policy is also relevant. Decision-making Policy S5 of the NPPF supports sustainable development outside settlements in appropriate circumstances, including proposals involving the extension of existing buildings, subject to their impacts being acceptable. Whilst the proposal would substantially enlarge the existing dwelling, it would remain residential in nature, remain within the established residential curtilage and would not result in the creation of a separate dwelling. The acceptability of the proposed scale and form of development, and its impact upon the character and appearance of the countryside, are considered in detail below.

Character and Appearance of the Area:

Policy CP3 of the Core Strategy requires development to be of high-quality design that responds positively to the character of the area and is appropriate in terms of its scale, massing, layout and built form. In addition, Policy CP11 seeks to protect the character and quality of the countryside and, in relation to residential extensions, permits development provided it does not result in an inappropriate increase in the scale, form or footprint of the original building. National policy similarly recognises, through Policy S5 of the NPPF, that development outside defined settlements may be acceptable where it is appropriately located and does not result in unacceptable harm to the character of its surroundings.

The proposal would result in a substantial enlargement and remodelling of the existing dwelling, including a two-storey front extension, part single-storey and part two-storey side and rear extensions, and an increase in the ridge height of approximately 1.1 metres. The submitted information confirms that the resulting dwelling would be significantly larger than the existing property, representing an increase in volume of approximately 125%. Notwithstanding this, the proposal would retain the existing dwelling as the core of the development and would remain contained within the established residential curtilage.

The site occupies an unusually large plot extending to approximately 1.7 acres and benefits from extensive separation from surrounding development, together with mature landscaping and established vegetation around its boundaries. A site visit confirmed that the dwelling sits comfortably within its spacious setting and that the substantial rear garden and surrounding vegetation provide a strong degree of visual containment. Consequently, whilst the proposed dwelling would be appreciably larger than the existing property, it would not appear cramped within the plot, nor would it erode the spacious pattern of development which characterises this part of the countryside.

The submitted Planning Statement also identifies examples of larger residential properties within the wider locality, including The Vale, Forest Road and Newton House, Foxley Lane, which have internal floor areas comparable to, or greater than, that proposed at the application site. Whilst each planning application must be determined on its own merits and limited weight can therefore be afforded to individual examples, these properties nonetheless demonstrate that substantial dwellings already form part of the wider pattern of development within the locality. In this context, the proposed development would not appear as an isolated or anomalous feature within the surrounding countryside and would continue to sit comfortably within its generous plot and landscaped setting.

The proposed design adopts a comprehensive and coordinated approach to the remodelling of the dwelling rather than appearing as a series of unrelated additions. The submitted elevations demonstrate a balanced design incorporating traditional pitched roof forms, gable features and a consistent palette of materials including render, brickwork and timber detailing. Whilst larger in scale than the existing dwelling, the development would present as a single coherent dwellinghouse and is considered to represent a high-quality design response to the site and its setting.

The Council's Landscape Officer has reviewed the proposal and raises no objection subject to conditions. In reaching this view, it is acknowledged that whilst the proposed dwelling would be significantly larger than neighbouring properties, the application site occupies the largest plot along this stretch of Forest Road and benefits from a substantial landscaped setting. The consultation response further notes that the retained trees and woodland to the west of the site contribute positively to the site's character and provide scope for the proposed enlargement to be accommodated within the scale of its setting.

Having regard to the substantial size of the plot, the degree of visual containment afforded by existing landscaping, the separation from neighbouring properties, the quality of the proposed design and the findings of the Council's Landscape Officer, it is considered that the proposal would not result in unacceptable harm to the character and appearance of the area or the wider countryside. Whilst the development represents a significant enlargement of the existing dwelling, the proposed extensions remain proportionate to the generous site and would not appear cramped, dominant or incongruous within the surrounding landscape. Furthermore, the comprehensive design approach would provide a coherent and visually attractive dwelling that responds positively to its semi-rural setting. On balance, it is not considered that the proposal would result in an inappropriate increase in the scale, form or footprint of the

original building and the development is therefore considered to accord with Policies CP3 and CP11 of the Core Strategy and the objectives of Policy S5 of the NPPF.

Neighbouring Amenity:

Policy CP3 of the Core Strategy requires development to be appropriate in terms of its scale, layout and built form and not be detrimental to the amenities of adjoining land uses and occupiers. The National Planning Policy Framework similarly seeks to secure a high standard of amenity for existing and future occupiers.

The application site occupies a spacious plot and benefits from substantial separation distances to neighbouring dwellings. The proposed extensions would largely be accommodated within the existing residential curtilage and would remain well separated from neighbouring properties to the east, west and north. Whilst the development would increase the overall scale and massing of the dwelling, the proposal is not considered to give rise to an unduly overbearing form of development when viewed from neighbouring properties due to the generous spacing between dwellings, the positioning of the extensions within the site and the presence of existing landscaping and vegetation.

The submitted plans demonstrate that the proposal would not result in unacceptable overlooking of neighbouring properties. Given the separation distances involved and the established pattern of development within the area, it is not considered that the development would lead to a material loss of privacy for neighbouring occupiers. Similarly, owing to the siting of the extensions and their distance from neighbouring boundaries, the proposal would not result in any significant loss of light or overshadowing impacts.

The proposal would remain in residential use and would not introduce any activities which would be likely to generate additional noise, disturbance or other amenity impacts beyond those typically associated with the occupation of a single dwellinghouse. Accordingly, the proposal is considered to preserve the amenities of neighbouring occupiers and complies with Policy CP3 of the Core Strategy.

Residential Amenity Space:

Given the sizeable nature of the plot, the proposed extensions would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Ancillary Annexe Accommodation:

The proposal includes the provision of an internal ancillary annexe as part of the enlarged dwelling. The submitted plans indicate that the annexe would contain sleeping, living, kitchen and bathroom facilities and would benefit from its own external entrance. However, the accommodation would remain physically connected to the main dwelling via an internal doorway and would not comprise a separate building.

In assessing whether accommodation constitutes an independent dwelling or ancillary accommodation, regard must be had to the physical relationship between the accommodation and the host dwelling together with the manner in which it would function and be occupied. In this case, the annexe would remain within the same planning unit as the host dwelling and would not benefit from a separate curtilage, independent access arrangements, separate servicing arrangements or any other

features that would indicate the formation of a self-contained residential unit. The proposed accommodation would therefore remain subordinate to and associated with the occupation of the principal dwelling.

Whilst the annexe contains facilities that would enable a degree of day-to-day independence for its occupants, this is not uncommon in ancillary accommodation intended for extended family members, dependants, guests or carers. Taking account of the continued physical connection to the main dwelling and the absence of any subdivision of the site, it is not considered that the proposal would result in the creation of a separate dwellinghouse. The development is therefore considered acceptable in principle as ancillary residential accommodation.

In the interests of clarity and to prevent the formation of an additional dwelling within the countryside, a condition is recommended requiring the annexe accommodation to always remain ancillary to the occupation of the main dwelling and not be occupied as an independent unit of accommodation.

Highway Access and Parking Provision:

The submitted parking plan demonstrates that adequate off-street parking and turning facilities would be retained within the site. Parking provision would comprise one space within the garage together with at least four additional spaces within the driveway area, providing a total of at least five off-street parking spaces. Furthermore, sufficient space would remain available for vehicles to enter, manoeuvre and leave the site in a forward gear. As such, it is considered that the proposal would not result in any adverse impact on highway safety or parking provision and is therefore acceptable in this regard.

Flooding and Drainage:

The site lies adjacent to areas of Flood Zones 2 and 3 associated with the nearby watercourse. However, the submitted Flood Risk Assessment confirms that the existing dwelling and all proposed extensions are located wholly within Flood Zone 1, representing the area of lowest flood risk. The assessment further concludes that the development would not expose future occupiers to unacceptable flood risk and that safe access and egress would be available during flood events.

The Council's Drainage Officer raises no objection to the principle of the development and acknowledges that the proposed extensions are located within Flood Zone 1. However, concern is raised that the submitted Flood Risk Assessment does not adequately address the management of surface water runoff associated with the increased impermeable footprint of the development. Accordingly, a condition is recommended requiring submission of drainage details demonstrating how flood risk would not increase either on or off site.

Subject to compliance with the recommended drainage condition, the proposal is considered acceptable in terms of flood risk and drainage and accords with Policies CP1, CC09 and CC10.

Landscape and Trees:

The application has been accompanied by an Arboricultural Method Statement, Arboricultural Impact Assessment and Tree Protection Plan. The submitted information identifies 12 surveyed trees within influencing distance of the development and

confirms that one pear tree (T5) would require removal to facilitate the proposed works. The tree is categorised as a low-quality 'C' category specimen and replacement planting is proposed within the site.

The Council's Landscape Officer has reviewed the proposal and raises no objection subject to conditions. The consultation response notes that the site occupies the largest plot along this part of Forest Road and, whilst the proposed dwelling would be significantly larger than neighbouring properties, there is considered to be scope for enlargement within the context of the site's generous setting and retained landscape structure. The retained trees and woodland to the west of the site are acknowledged as making an important contribution to the character and screening of the site.

The Landscape Officer has recommended conditions requiring an updated Arboricultural Method Statement, provision of contractor parking and compound areas, replacement tree planting and enhancement of the existing frontage hedgerow. Subject to these requirements, it is considered that the proposal would not result in unacceptable harm to the landscape character of the site or the visual amenities of the locality. The development is therefore acceptable in this regard.

Ecology:

The application is supported by a Bat Survey which identifies the presence of a soprano pipistrelle day roost within the existing dwelling. The proposed works would result in the loss of the identified roost and therefore have the potential to affect a European Protected Species. All species of bat are protected under the Conservation of Habitats and Species Regulations 2017, including protection of their breeding sites and resting places.

The submitted Bat Survey identifies mitigation measures to address the effects of the development, including ecological supervision during relevant works and the provision of replacement roosting opportunities through a Schwegler 2F bat box and two integrated bat access tiles within the completed development. Measures relating to sensitive lighting are also proposed to maintain the suitability of replacement roosting opportunities. These mitigation measures can be secured through an appropriately worded planning condition.

Having regard to the presence of a European Protected Species, consideration must also be given to whether the relevant licensing requirements are capable of being met. The submitted ecological assessment considers the relevant derogation tests and concludes that, subject to implementation of the proposed mitigation, the development would not be detrimental to the maintenance of the favourable conservation status of the species. The requirement to obtain any necessary protected species licence remains separate from the grant of planning permission.

In this instance, having regard to the nature of the identified roost, the mitigation and replacement roosting opportunities proposed, and the conclusions of the submitted ecological assessment, it is considered that the identified ecological impacts can be satisfactorily mitigated. There is therefore no substantive ecological reason to withhold planning permission. Subject to a condition requiring the development to be undertaken in accordance with the mitigation and enhancement measures specified within the Bat

Survey, the proposal is considered acceptable in respect of protected species and biodiversity.

Planning Balance and Conclusion:

The application seeks planning permission for the substantial extension and remodelling of an existing dwelling situated within the countryside. Whilst the proposal would result in a significant increase in the size of the dwelling, it would remain contained within an established residential curtilage and would not result in the creation of a separate dwellinghouse. The proposal has been assessed against the relevant provisions of the Development Plan and the National Planning Policy Framework, with particular regard to the site's countryside location, the scale of the proposed development and its effect upon the character of the surrounding area.

The development would occupy an exceptionally large plot and, notwithstanding its increased scale, is considered capable of being accommodated without resulting in unacceptable harm to the character and appearance of the area or the wider countryside. Taking into account the spacious nature of the site, the degree of visual containment provided by existing landscaping and trees, and the quality and coherence of the proposed design, it is not considered that the proposal would result in an inappropriate increase in the scale, form or footprint of the original building. As such, the proposal is considered to comply with Policy CP11 of the Core Strategy.

The proposal would not adversely affect the living conditions of neighbouring occupiers and would retain adequate parking and manoeuvring facilities. Furthermore, subject to the imposition of appropriate conditions relating to drainage, landscaping, tree protection and ecological mitigation, it is considered that the proposal would not give rise to unacceptable impacts in respect of flood risk, arboricultural matters or protected species.

Accordingly, having regard to the Development Plan as a whole and all other material considerations, the proposal is considered to represent an acceptable form of development and is recommended for approval subject to conditions.

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.

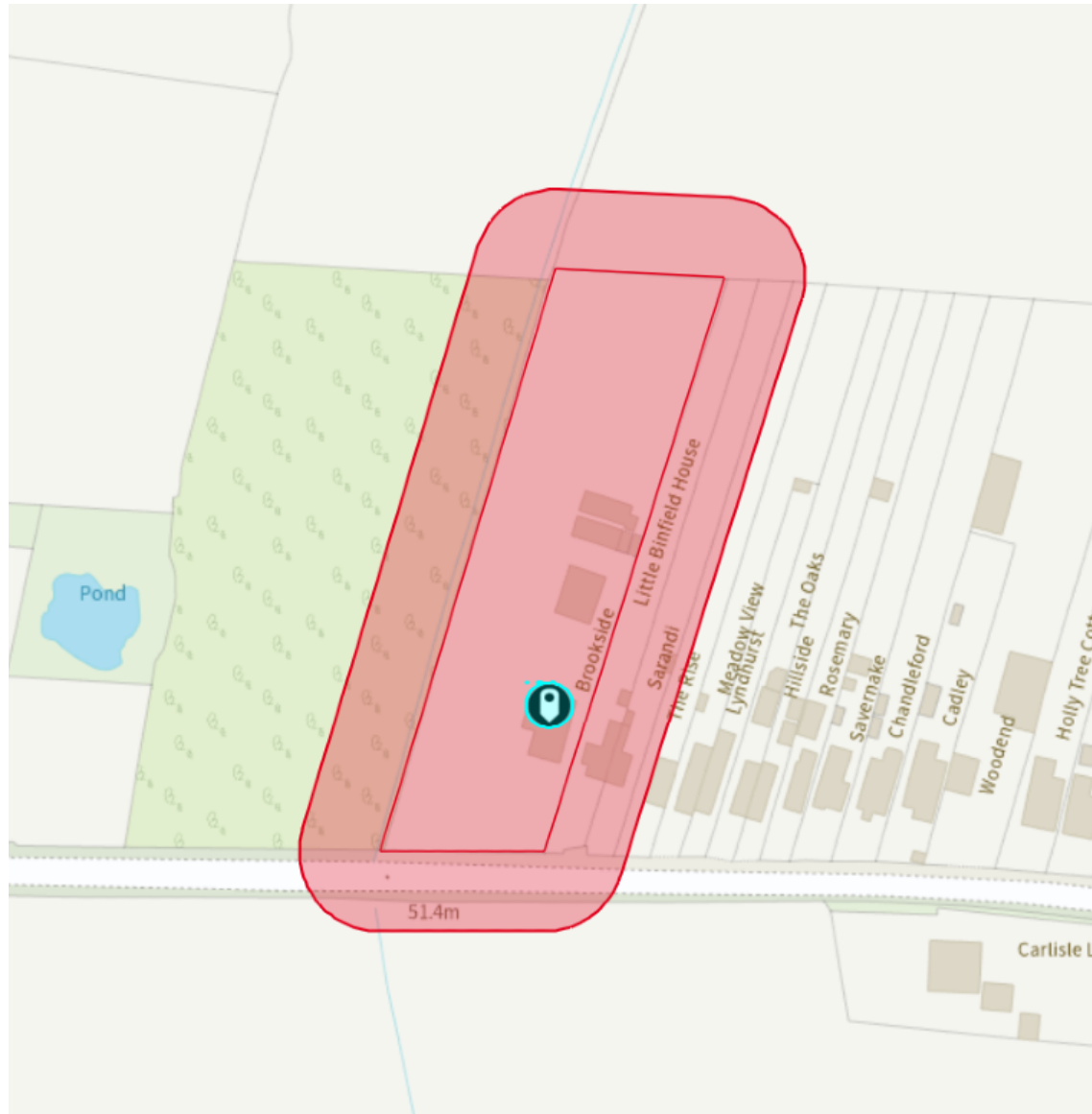
Community Infrastructure Levy (CIL):

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.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	2 October 2026
Earliest date for decision:	17 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	02/10/26

PLANNING CONSTRAINTS/STATUS



No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route Enhancement Areas

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.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 300 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Submitted Sites Live | Total count: 1

#	SITE_REF	LUPP	ADDRESS
1	5HU056	Housing (C3 Planning Use Class).	Land east of Maidenhead Road

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: 2

#	flood_zone
1	Flood Zone 2
2	Flood Zone 3

Water Network Watercourse Consultation Zone | Total count: 2

#	watercourseName	form
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1	<i>No data</i>	inlandRiver
2	<i>No data</i>	inlandRiver

Bat Roost Habitat Suitability | Total count: 8

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	[S747	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	[T744	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	[T745	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	[T746	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	[T747	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	[T748	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	[U744	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	[U745	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000530000&notes=11404&location=475545,169394%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Ashridge Farmed Clay Lowland

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	St. Nicholas, Hurst CP	0 m