

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260925
Site Address:	Church Lodge, Church Road, Swallowfield, Reading, RG7 1TH
Expiry Date:	24 July 2026
Site Visit Date:	21 July 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of conservatory.	

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 CP8 – Thames Basin Heaths Special Protection Area 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements SS5 – Development in the countryside H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
27994	Erection of a single storey side extension to provide new garage, kitchen, breakfast room and utility room	Approved 12 th June 1987

110120	Proposed erection of single storey rear extension to form conservatory.	Approved 13 th June 2011
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CONSULTATION RESPONSES

Internal

WBC Drainage- No comments received
WBC Digital Solutions Scanning- No comments received
WBC Built Heritage Officer- No objection
WBC CIL- No comments received
WBC Ecology- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling located in the countryside location of Swallowfield, Wokingham. The site benefits from a vast area of land, with adequate levels of parking.

Planning History: The site has a history of extensions and alterations to the dwelling. Planning permission was granted under application 27994 on 12 June 1987 for the erection of a single-storey side extension to provide a new garage, kitchen, breakfast room and utility room. Planning permission was granted under application 110120 on 13 June 2011 for the erection of a single-storey rear extension to form a conservatory.

Proposal: This application seeks permission for the proposed erection of a single storey rear extension following demolition of conservatory. The extension will approximately be 6 meters in depth, 8 meters in width and 3 meters in height.

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.

As the dwelling is situated within the Countryside Policy CP11 is relevant. Policy CP11 permits residential extensions in the countryside where they would not result in an inappropriate increase in the scale, form or footprint of the original building. For the reasons set out in this report, the proposal is considered to be proportionate to the host dwelling and would not result in an inappropriate increase in its scale, form or footprint.

Character of the Area: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Church Lodge's curtilage lies within the boundary of the registered historic parkland to Swallowfield Park. The proposed single storey rear extension will accommodate a family room, following the demolition of the existing conservatory. The Borough Design Guide (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character, and relate well to neighbouring properties.

The extension itself will be set down from the ridgeline of the host dwelling and will incorporate a flat roof design to accommodate 2.no roof lanterns. Whist the roof form does not match the host dwelling, the flat roof design does not detrimentally alter the appearance of the dwelling, nor will it be seen from public view, therefore is considered acceptable within this instance.

The proposed development is also contained within the site boundary and due to the location of the dwelling, adequate levels of privacy are maintained, further enhanced by the level of boundary treatments such as trees and hedgerow.

Furthermore, the proposed extension would result in an approximate 14% increase in the volume of the dwelling. In this instance, the scale of the development is not considered disproportionate to the host property, particularly as the extension would largely occupy the footprint of the existing conservatory, which is proposed to be demolished. Therefore, the extension would not result in encroachment into the surrounding countryside. As such, the proposal raises no concerns in terms of its impact on the character and countryside. Moreover, the proposal also incorporates materials that will match the host dwelling, therefore softening the appearance of the extension. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a "high standard of amenity for existing and future users". This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the proposed development consists of a single storey rear extension. The development is retained within the site boundary, and whilst additional windows and bi-fold doors are proposed, given the location of the dwelling situated on

the outskirts of Swallowfield Park, the proposed development does not give rise to any concerns relating to neighbouring amenity.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The application form states that there is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: The application site is situated bordering flood zone 2 and 3. The Flooding Statement submitted by Ferndore Limited 2026, states *“that the proposed ground floor level of the proposed extension will be set at the level of the existing dwelling house floor. Flood proofing of the proposed development construction has been considered by the applicant and incorporated in the design as follows.*

New floors will be of concrete ground bearing slab with screed construction with an integral damp proof membrane, and insulation installed on top of the floor. Additionally, closed cell insulation, and water resilient plaster will be used in the extension. There is no risk of surface water flooding, however, it is proposed to further reduce any risk by collecting a quantity of the rainwater from the proposed roof in water butts for use within the garden.

The Council's internal mapping system states that there has been no flooding found in the area of the proposed extension. As such, no objection from the Council's Flooding and Drainage Officer have been raised.

Heritage: The property occupies part of the former estate lodge grounds associated with the southern entrance to Swallowfield Park. The site lies within the registered historic parkland of Swallowfield Park and is located approximately 100 metres south-south-east of the Grade I listed Church of All Saints.

The proposal to replace an existing conservatory at the rear of the building with a larger 'orangery' style of conservatory extension, which from a heritage stance would be considered have no impact with respect to the setting of the Grade I listed church, nor have any adverse impact on the Swallowfield Park registered park. As such from a heritage stance there is no objection to the proposal.

Ecology: This application site is located in an area suited for bat roosts. As the proposal is for a single storey rear extension and the proposed works do not encroach the main roof, no objection from Ecology have been raised.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	22 July 2026
Earliest date for decision:	19 June 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	28.07.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant