

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261382
Site Address:	130 Barkham Road, Wokingham, RG41 2RP
Expiry Date:	6 August 2026
Site Visit Date:	19/06/2026
Proposal: Householder application for the proposed erection of a single storey front and rear extensions along with changes to fenestration following demolition of existing conservatory. Erection of a side extension to existing detached garage to facilitate its conversion to gym.	

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 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 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 SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C2 – Mitigation of transport impacts and highway safety and design NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

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 Landscape and Trees – Objects to the proposed development.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	<u>Wheeler Close, TG41 2XW:</u> • The garage extension (from 2.95m to 6.264m) and increased roof height (+1.514m) may reduce daylight and sunlight to west-facing ground floor rooms. • The internal layout suggests possible HMO use, with concerns regarding increased noise, disturbance and garden activity. • Additional occupants and visitors could increase vehicle movements, parking demand and localised disturbance <u>128 Barkham Road, RG41 2RP:</u> • Layout suggests possible HMO use, raising concerns regarding parking, amenity and increased activity. • Concerns over suitability for residential use and inconsistent statements regarding intended use. • Garage conversion would reduce parking provision and increase on-street parking pressure. • Potential for increased noise, disturbance and overlooking due to intensified occupation. • Works within the TPO oak's root protection area could harm the tree.

Wheeler Close, TG41 2XW:

- The garage extension (from 2.95m to 6.264m) and increased roof height (+1.514m) may reduce daylight and sunlight to west-facing ground floor rooms.
- The internal layout suggests possible HMO use, with concerns regarding increased noise, disturbance and garden activity.
- Additional occupants and visitors could increase vehicle movements, parking demand and localised disturbance

128 Barkham Road, RG41 2RP:

- Layout suggests possible HMO use, raising concerns regarding parking, amenity and increased activity.
- Concerns over suitability for residential use and inconsistent statements regarding intended use.
- Garage conversion would reduce parking provision and increase on-street parking pressure.
- Potential for increased noise, disturbance and overlooking due to intensified occupation.
- Works within the TPO oak's root protection area could harm the tree.

APPRAISAL

Site Description and Proposed Development:

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

Following the receipt of amended plans on 24/07/2026, the proposed front extension, which would have projected beyond the principal front elevation of the dwelling, has been omitted from the scheme. The application will therefore be assessed against the amended plans as submitted.

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 proposal comprises a single-storey front extension infilling the north-eastern corner of the dwelling, a single-storey rear extension projecting approximately 4.3 metres, and an extension to the rear detached garage. Collectively, the proposed additions would be modest in scale and design, remaining clearly subordinate to the host dwelling and ancillary outbuilding. By virtue of their proportions and siting the proposals would not appear overly prominent or incongruous within the street scene and would therefore would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the front elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The resulting new gym building would extend along the rear boundary shared with No. 1 Wheeler Close for approximately 6.2 metres, with a maximum ridge height of 3.8 metres. It is acknowledged that the increased width and ridge height, compared with the existing arrangement, would result in some reduction in the levels of sunlight and daylight received by the ground floor side-facing windows at No. 1 Wheeler Close.

However, given the single-storey nature of the structure and the steep hipped roof slopes, it is considered that the proposal would continue to allow reasonable levels of natural light to reach these windows, particularly during parts of the day when sunlight is available. Furthermore, the affected windows are located within the side elevation, at ground floor level where there is a reduced expectation of maintaining unrestricted levels of light compared with principal rear-facing windows. On this basis, the proposal would not result in an unacceptable loss of light or unacceptable impact on neighbouring amenity.

The front and rear extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts to any neighbouring amenity.

Highway Access and Parking Provision:

The site visit conducted by the Case Officer has confirmed that the front driveway could accommodate up to three off-street parking spaces which would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 14.2 metres (when measured from the main rear wall to the rearmost section). The proposed single storey rear extension would reduce the rear garden depth to approximately 9.9 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

Landscape and Trees:

The application site is located on Barkham Road, a designated Green Route within the Borough. A large bifurcated Oak (*Quercus robur*) protected by Tree Preservation Order TPO-1356-2010 occupies the north-western corner of the front garden and driveway. The tree is also recorded as a 'Notable Tree' (No. 45521) within the

Woodland Trust Ancient Tree Inventory and as Tree No. 1,764 within the Wokingham District Veteran Tree Association records, with the potential to become a future veteran tree.

The Council's Trees and Landscape Officer reviewed the application, including the submitted Arboricultural Impact Assessment and Tree Protection Plan (Mark Welby Consulting Arborists, Refs. MW.2601.BRW.AIA and MW.2601.BRW.TPP, dated 13 January 2026). The original proposal showed the front extension extending substantially within the amended Root Protection Area (RPA) of the protected Oak. Although the Arboricultural Report proposed a no-dig foundation solution using mini-piles to minimise impacts, the Trees and Landscape Officer remained concerned about the cumulative encroachment into the RPA, the increased impermeable surfacing, and the potential long-term effects on the health and longevity of this important protected tree. The Officer also considered that the forward projection of the extension beyond the established building line, particularly in relation to No. 132 Barkham Road, would be inappropriate, and recommended that the additional accommodation instead be incorporated within the proposed rear extension.

Following the receipt of amended plans on 24/07/2026, the proposed front extension, which would have projected beyond the principal front elevation of the dwelling, has been omitted from the scheme. As a result, the Root Protection Area of the protected Oak would remain unaffected by the proposed development, addressing the Trees and Landscape Officer's concerns. Accordingly, no further arboricultural or landscape objections are raised.

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 including large, connected trees that border Rotherfield Avenue and Reading Road.

The supporting Bat Scoping Survey (Urban Tree Experts, December 2025, ref: SPH/NP/PEA-25/10.12) found no evidence of bats or features potentially suitable for use by roosting 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.

Other matters:

Concerns were raised within neighbouring representations that the originally submitted layout, which showed all bedrooms served by en-suite facilities and two bedrooms with separate external doors to the front elevation, indicated the potential creation of a House in Multiple Occupation (HMO). However, following the receipt of amended plans on 24/07/2026, the layout has been revised so that only one bedroom is served by an en-suite, a single principal entrance serves the dwelling, and the internal arrangement now reflects that of a typical single-family dwellinghouse. On this basis, the Case Officer is satisfied that the proposal does not indicate the formation of an HMO.

Concerns were also raised that the proposed extension to the detached garage could facilitate its use as a separate residential unit. However, the submitted plans do not

include facilities typically associated with independent living, such as a kitchen or bathroom, and the outbuilding would remain modest in scale and clearly ancillary to the main dwelling. Furthermore, it would retain a close functional and physical relationship with the host dwelling, sharing the same curtilage and amenity space, with no subdivision of the site proposed. Accordingly, there is no evidence to suggest that the outbuilding is intended or designed to function as a separate self-contained unit, and no objection is raised in this regard.

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:	Approval
Date:	29 July 2026
Earliest date for decision:	3 July 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	30.07.2026