

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252087
Site Address:	14 Aggisters Lane, Barkham, Wokingham, RG41 4DN
Expiry Date:	28 October 2025
Site Visit Date:	9 October 2025
Proposal: Householder application for the proposed erection of canopy roof and alterations to existing garage roof.	

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 CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
030656	Proposed single storey rear extension to dwelling.	Approved: January 2004

CONSULTATION RESPONSES

Internal

WBC Highways – No comments
WBC CIL – No comments

External

None

REPRESENTATIONS

Barkham Parish Council	No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

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 proposed scheme comprises minor works to the front of the dwelling, including the erection of a front canopy and the addition of a mono pitch roof to the existing protruding garage. These are minor alterations that would have limited effect on the appearance of the dwelling or wider character. Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy in this respect.

Neighbouring Amenity: Due to the modest scale and location of the enlargement, there are no concerns on neighbouring amenity grounds.

Ecology: The site is located within an area known to host bats. The proposed pitched roof is to be placed on the existing felt flat roof. The existing roof is not being removed. Notwithstanding this, this type of roof is unlikely to host bats. A bat informative has been added to remind the applicant that should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed.

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

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:	16 October 2025
Earliest date for decision:	24 September 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	16 October 2025

PLANNING CONSTRAINTS/STATUS

- *Limited Development Location of Barkham*