

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251636
Site Address:	Coppid Hill House, Barkham Road, Barkham, Wokingham, RG41 4TG
Expiry Date:	2 October 2025
Site Visit Date:	9 September 2025
Proposal: Householder application for the proposed replacement of conservatory with single-storey rear extension, first floor balcony and adjustment to existing rear dormers.	

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
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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Barkham Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
031037	Application for a certificate of existing lawful use of land as garden, formerly stables.	Approved 05/04/2005
040883	Proposed erection of 6 dwellings and demolition of 2 dwellings (Coppid Hill House & Willow Tree Cottage). New access into Barkham Road.	Withdrawn
041968	Proposed erection of 4 dwellings.	Approved 17/08/2004
042764	Proposed erection of 4 dwellings. Amendment to consent F/2004/2374 relating to plots 6,7 & 8.	Refused 24/12/2004
051357	Proposed erection of 2 dwellings. Plots 7& 8 altered.	Approved 25/04/2005

080141	Proposed change of use of land from agricultural to residential garden. Retrospective.	Refused 18/04/2008
111429	Proposed re-siting of an African hut to a location within the residential curtilage of the property, and creation of an swimming pool in the rear garden (retrospective).	Withdrawn

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No comment

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey rear extension to the dwelling to extend the family room and lounge following the demolition of the existing conservatory. Additionally, the rear dormers are being amended slightly to accommodate a first-floor rear extension, this will see the gaps between the dormers being infilled and the dormers becoming full height (from just windows to providing doors – not an increase in height), and these will provide access onto a balcony space above the single storey rear extension.

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 single storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is over 7 metres from the boundary with the neighbouring property. When considering the size of the extension, it has a proportionate scale and unimposing design, and therefore it is deemed that the proposed extension would have an acceptable impact on the appearance of the dwelling and the character of the area. Additionally, as the proposed works are to the rear of the dwelling where they would not be visible from the public domain and as the proposed materials will match those of the existing dwelling, it is further demonstrated that the rear extension poses no harm to the character of the area.

The proposed dormer alterations are to the rear of the dwelling where they would not be visible from the public domain. Additionally, the alterations proposed to the dormers are relatively minor with there being no increase in height or width, and it is deemed that the alterations would not significantly alter the appearance of the rear elevation. Therefore, it is deemed that the first-floor rear extension facilitated through the alterations to the rear dormers, and the erection of a balcony would not negatively impact upon the character of the area.

Neighbouring Amenity:

The proposed single storey rear extension will be infilling the space that the existing conservatory currently occupies. The rear extension therefore does not project beyond the rear of the existing property, and therefore there are no concerns on neighbouring amenity grounds relating to overbearing, overlooking or loss of light.

The first-floor rear extension which is facilitated through alterations to the existing rear dormers is set over 7 metres from the boundary with the neighbouring property. Therefore, there are no concerns relating to overbearing or loss of light. In terms of overlooking, a large balcony space is being created. However, the existing two-storey rear gable projections would obscure any view from the balcony towards the neighbouring property, and therefore there are no concerns on overlooking grounds.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	2 October 2025
Earliest date for decision:	28 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	02/10/25

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 4

#	NAME
1	Outside Development Locations
2	Within Modest or Limited Development Locations
3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	Limited Development Locations	Barkham Hill

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Submitted Sites Live | Total count: 2

#	SITE_REF	LUPP ADDRESS
1	5BA017	Housing (C3 Planning Use Class). Self Build. Land adjacent to Coppid Hill House, Barkham Road
2	5BA035	Suitable Alternative Natural Greenspace (SANG) Mortimer Lodge Farm and Brook Farm

Bat Roost Habitat Suitability | Total count: 7

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	SZ942	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	SZ943	Ecology Officer, Green Infrastructure Team

3 Bat survey required for planning applications that involve roof modification or demolition.SZ944Ecology Officer, Green Infrastructure Team

4 Bat survey required for planning applications that involve roof modification or demolition.TA942Ecology Officer, Green Infrastructure Team

5 Bat survey required for planning applications that involve roof modification or demolition.TA943Ecology Officer, Green Infrastructure Team

6 Bat survey required for planning applications that involve roof modification or demolition.TA944Ecology Officer, Green Infrastructure Team

7 Bat survey required for planning applications that involve roof modification or demolition.TB943Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
---	--------------	--------------	---------

1	Great Crested Newt Impact Risk Zone	Amber	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	Amber	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=0101000322302&res=11401&location=479935,165401%20(IRZ%20polygon%20centre)
---	---

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
---	--------------	----------

1	Potentially Contaminated Land Consultation Zone	1
---	---	---

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
---	--------------	------

1	Landscape Character Assessment 2019 Arborfield Cross and Barkham Settled and Farmed Clay
---	--

Tree Preservation Orders Served or Confirmed | Total count: 2

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
---	---------------	----------	---------------

1	TPO-1935-2023	Single	Confirmed
---	---------------	--------	-----------

2	TPO-1935-2023	Single	Confirmed
---	---------------	--------	-----------

Wards | Total count: 1

#	NAME	Closest	Approximate	Distance
---	------	---------	-------------	----------

1	Barkham & Arborfield Ward			0 m
---	---------------------------	--	--	-----

Parishes | Total count: 1

#	NAME	Closest	Approximate	Distance
---	------	---------	-------------	----------

1	Barkham CP			0 m
---	------------	--	--	-----