

10th February 2026

Our Ref: SWLC.LPC6209

Wokingham Borough Council
Planning Department
Civic Offices
Shute End
Wokingham
RG40 1NB

Dear Sir/Madam

Town and Country Planning Act 1990
Extension and alterations to
Lake House, 178 Bearwood Road, Wokingham, RG41 4SH (LPA Ref 252963)

I have been instructed to provide a planning statement in support of my client's plans to extend and alter the above property. At the same time, I'd be grateful if you could revise the agent's details accordingly, in line with the amended application form enclosed.

The application already submitted has received the following reference 252963, and by correspondence in December last year was said to be invalid, your patience, pending the submission of additional information is greatly appreciated. It is hoped that this statement will therefore assist with the more fulsome presentation to be made, and I can confirm that the reasons for the validation reproduced below have been addressed by the comprehensive set of information enclosed and intended to replace the entire application bundle.

- 1. The CIL Form is incorrect. The CIL Form received appears to be from a separate application. The Portal Reference No. is different as is the description. Please amend the form for clarity and send to the email address below.*
- 2. The Site Plan scale is incorrect. This should be at 1:200 or 1:500. Please amend this and send a revised version to the email address below.*
- 3. The application site is located in an area suitable for bat roosts as identified on the Wokingham Planning Constraints Map. Proposals for demolition, modifications to a roof, work to a bridge, cellar, air raid shelter or tunnel in these areas therefore requires the submission of a daylight bat survey undertaken by a qualified ecologist within the last 12 months. At present (before May) a preliminary bat survey would be sufficient as this can be undertaken at any time of year (although please note this may advise that further surveys need to be undertaken).*

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The existing dwelling is shown with an arrow above and its planning history can be summarised as follows.

Application 231275

Application for a certificate of existing lawful development for the use of a residential dwelling house outlined in red on the attached plan, the use of a wood store and shed outlined in green on the attached plan, and construction of 3No. buildings outlined in blue on the attached plan.

Approved 9th October 2023.

For ease of reference the coloured plan referred to in the description of development above is inserted below.



Application 251248

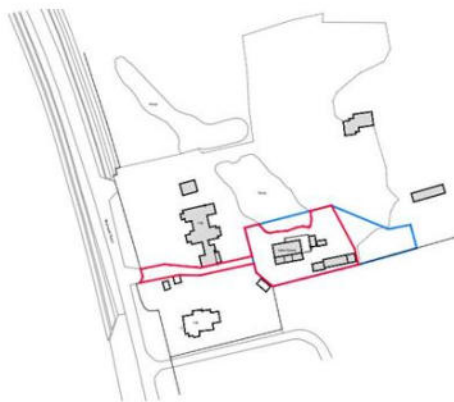
Application for a certificate of existing lawful development for the use of land as residential garden associated with the Lake House.

Refused 7th August 2025.

Application 252830

Application for a certificate of existing lawful development for the use of land as residential curtilage, garden land in incidental use serving the Lake House (Use Class C3). (plan inserted below)

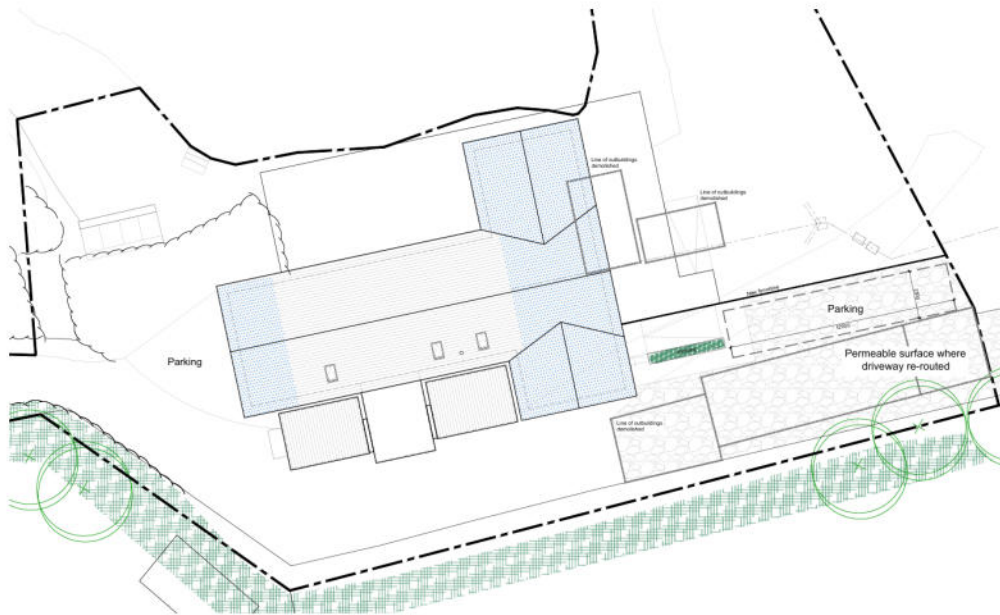
Approved 13th January 2026



178 Bearwood Road was originally one large plot which over time has been subdivided to accommodate 4 separate properties. All the houses have been established as lawful by the effluxion of time. Lake House is one of those lawful dwellings.

It is proposed to extend the existing property, with the intention of future proofing the accommodation to allow my clients to remain there as they become older and hopefully negating the need to place a burden on social services. It is material that there are family members already in residence nearby too, further underpinning the investment for the enhanced accommodation.

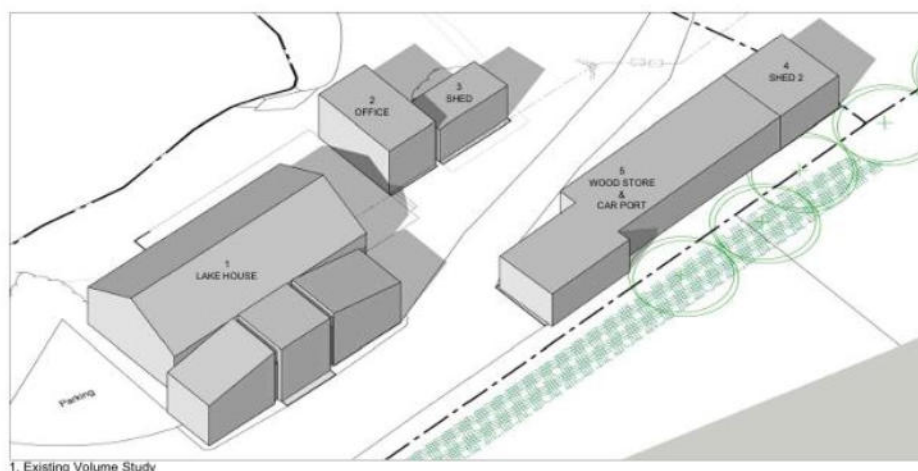
The enhanced accommodation proposed replaces several existing outbuildings, as shown on the proposed site plan extract inserted on the following page. The dwelling is intended to be extended to the east and west to create a 'T' shaped new footprint.



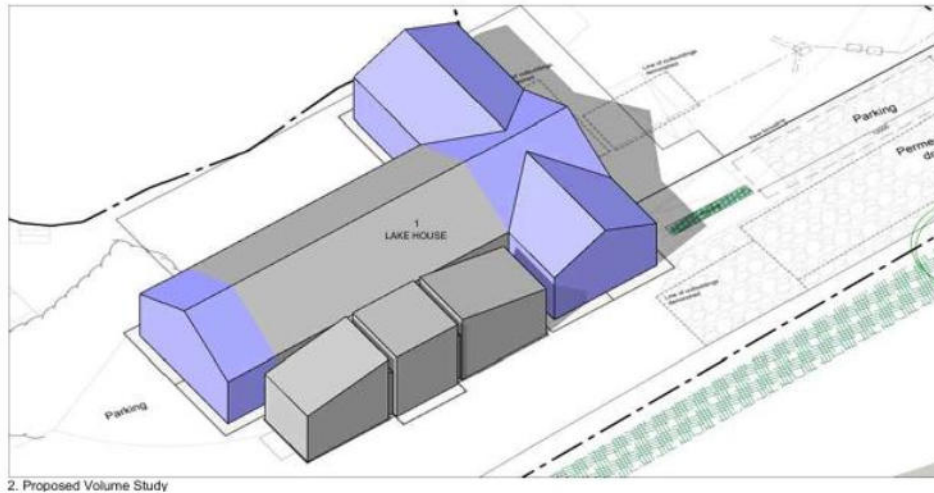
Internally the conversion of the existing sitting room into a new main bedroom, along with the addition the ensuite extension, provides the owners with a fully accessible suite. The family room is enlarged to include a new sitting room, to replace the one that was lost, and a new entrance with a ramp from the parking area. Overall, the house is increased from 2No bedrooms to 3No.

Externally the new extensions will match the external materials of the host dwelling in terms of timber cladding and roof coverings. The match can of course be conditionally controlled to ensure the uniformity of design.

The application includes a visual mass comparison set of axonometric plans, (shown below and on the next page) and highlight the spread across the site too, which is substantially reduced. The existing dwelling and associated outbuildings have a floor area of 208.8m². The resulting extended dwelling will be 197.5m², thus reducing the built size and spread. Volumetrically the changes are similarly modest involving a change of 11.5% only, related in the main to the use of a matching pitched roof.



1. Existing Volume Study



Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that all applications are determined in accordance with the Development Plan unless other material considerations indicate otherwise. The relevant Development Plan policies applicable to the assessment of this application comprise the following plans, and although the plans should be considered as a whole the most applicable planning policies are listed thereafter.

Core Strategy, containing strategic vision and broad development principles for the borough.

Managing Development Delivery (MDD) Local Plan (2014), containing more detailed policies to guide how development proposals are dealt with.

Adopted Core Strategy DPD 2010 CP1 Sustainable Development
CP3 General Principles for Development
CP4 Infrastructure Requirements
CP5 Housing mix, density and affordability
CP7 Biodiversity
CP8 Thames Basin Heaths Special Protection Area
CP9 Scale and Location of Development Proposals
CP11 Proposals outside development limits (including countryside)

Adopted Managing Development Delivery Local Plan 2014
CC01 Presumption in Favour of Sustainable Development
CC02 Development Limits
CC03 Green Infrastructure, Trees and Landscaping
CC06 Noise
CC07 Parking
CC09 Development and Flood Risk (from all sources)
CC10 Sustainable Drainage
TB07 Internal Space standards
TB21 Landscape Character
TB23 Biodiversity and Development

The National Planning Policy Framework (NPPF) provides the Government's planning policies for England and explains how they should be applied. Along with the online Planning Practice Guidance (PPG) this is a material planning consideration. Other material considerations include the following supplementary guidance.

Design Guide to House Extensions SPD
DCLG – National Internal Space Standards

Based on the relevant planning policy framework the enclosed application raises the following planning issues.

- Principle of development
- Character of the area
- Residential amenity
- Highways
- Drainage and flooding
- Ecology and trees

Principle of Development

The NPPF has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) 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 the designated Countryside. Policy CP11 of the Core Strategy seeks to protect the separate identity of settlements and maintain the quality of the environment. Proposals outside of development limits will not normally be permitted except in the case of residential extensions, and where the proposal does not result in inappropriate increases in the scale, form or footprint of the original building.

The application has been considered against Wokingham's Core Strategy Policy CP11 and is concluded not to result in an inappropriate increase in the scale, form or footprint of the original building. The total change in built mass, combined with the fact that the built spread is not materially expanded has been very clearly shown by the visual consolidation of the built spread across the site and related mass comparisons. The principle of extending the existing dwelling is clearly acceptable, and it will be shown that it will in fact enhance the visual amenity of the site by reference to the built spread and mix of ad hoc built forms currently on site.

Character of the Area

The Borough Design Guide states that any alteration and extension to an existing building should be well-designed, respond positively to the original building, contribute positively to the local character and relate well to the neighbouring properties.

The proposed extension would extend the established simple built form and employ a harmonious matching construction palette. At the same time the uncontrolled mix of building will be reversed to both enhance the built form and sense of space.

In accordance with the Borough Design Guide the proposals are also considered to be subservient to the host dwelling.

The proposed extension is therefore considered to be an appropriate increase in the scale, form or footprint of the original building, and enhances the residential context. The proposed extensions have been articulated as complimentary and subservient additions to the retained host and its principal built form. The building remains a low key single storey building employing a subtle palette of finishes.

Residential Amenities

The proposed extensions and single storey built form, complimenting the host dwelling ensure the changes will be sensitively assimilated within the generous residential curtilage, which as the aerial photograph inserted earlier shows will be sited well away from the nearest neighbours.

On this basis the proposal is not considered to have an adverse impact on residential amenity. The proposed extensions as single storey additions and by reason of the degree of separation is not considered to be overbearing or result in loss of light etc.

The dwelling is served by wrap around garden areas in excess of the depth and area sought by the Residential Design Guide SPD.

Highways:

The proposals would result in the loss of a covered carport. The application includes a car parking plan though which shows ample space for three spaces adjacent to the proposed extension. The parking provision, which is comfortably sufficient for the resulting dwelling can of course be conditionally controlled to be retained and thus available at all times.

Flooding and Drainage

The application site is within flood zone 1. The reduced spread of development across the site will still provide the opportunity to enhance the site's overall permeability. The foul and surface water drainage is unchanged by the application development.

Ecology and Trees

The application site is not subject to a Tree Preservation Order, and the extensions will not impact on any existing planting.

With regard to the ecological information requested as part of the application's validation requirements The Preliminary Roost Assessment (PRA) prepared by John Wenman Ecology Consultancy found no evidence of roosting bats and concluded that the house and outbuildings have negligible potential suitability for bats.

Separately John Wenman Ecology Consultancy have also prepared a Great Crested Newt (GCN) habitat assessment. The aim of this assessment is to determine the suitability of the habitats on site and whether further survey and/or mitigation would be required for the proposals.

The application site is noted to comprise a large residential plot with several residential buildings, including the Lake House, and numerous outbuildings. The garden comprises two ponds surrounded by managed lawns, ornamental planting and scattered trees, i.e. terrestrial habitats which is concluded to be of negligible - low value to GCN.

The Natural England GCN Rapid Risk Assessment Tool was used to assess risk of development proposals adversely affecting GCN and the proposed works were considered unlikely to result in an offence.

Nevertheless, in the absence of precautionary avoidance and mitigation measures, there is a low risk that individual GCNs could potentially be injured and/or killed during the construction activities if a local population exists in the wider area. To avoid this, it is recommended that reasonable avoidance measures to minimise the risk of killing individual GCNs are implemented during the construction phase and can be secured via an appropriately worded planning condition – as set out in Section 6.3 of the assessment.

CONCLUSION

The proposal for new single storey additions, and the replacement of existing outbuildings, which are considered to be subservient to the form and scale of the host dwelling are acceptable in principle.

The host dwelling is located within the countryside, where the proposed extensions are considered to result in an appropriate increase in the scale, form and footprint of the original building. It has been demonstrated that no part of the development would have any harmful impact on the amenity of neighbouring occupiers nor in terms of highways safety and parking provision. Furthermore, there are no drainage concerns raised by the modest changes proposed, and the site's biodiversity will be conditionally protected.

It is therefore strongly maintained that this application should be approved as it would accord with the NPPF and development plan policies for Wokingham Borough.



Simon Chambers
Director

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