

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242231
Site Address:	The Lodge, School Road, Barkham, Wokingham, RG41 4TP
Expiry Date:	26 October 2024
Site Visit Date:	17 September 2024
Proposal: Householder application for the proposed addition of an enclosed porch.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Countryside

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 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 CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document Barkham Village Design Statement

PLANNING HISTORY

220851: Application for a certificate of existing lawful development for an existing dwelling. Approved 18/05/22.

222041: Householder application for the proposed erection of a rear conservatory. Approved 25/08/22.

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objections
WBC Ecology – No objections

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The Lodge is situated on the east side of a single-track access connecting it to School Road to the south that also serves a cheese-making business to the west, a carpenter's barn in the same ownership to the north and stables and paddocks beyond. To the south is a 2m high evergreen hedge along the rear gardens of dwellings fronting School Road. To the east is the sitting-out area and private garden serving The Lodge.

The Lodge is a single-story 2-bed building with a legitimate C3 residential use confirmed by certificate of lawfulness 220851 dated 19/05/2022. Accordingly, there are no PD rights and householder planning permission is required for the addition of the proposed side porch. The building is constructed of rendered blockwork under a gable ended tiled roof. The rear conservatory extension is of matching materials and was built under approval 222041 dated 26/08/2022.

Proposal:

This application proposes the demolition of a front porch. The extension will measure approx. 1.2m in length, 2.45m in width and 2.88m 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.

Principle- Countryside:

The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

The policy goes on to state 7 exceptions where development will normally be permissible in the countryside. Exception 4 of CP11 focuses on residential extensions and states:

In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

As such, it needs to be assessed as to whether the proposal would comply with the above to help understand if the development would be in keeping with the character of the countryside area.

Para 8.5.4 of the Borough Design Guide, which focuses on extensions and additions states that guidance on replacement dwellings in the countryside is also applicable. Here, it gives a 50% increase in volume as being a benchmark figure.

The proposed enclosed porch represents a minor addition, below the 50% threshold, that does not result in inappropriate increases in the scale, form or footprint of the original building existing dwelling and it would not have any adverse impact upon the countryside. The proposal is therefore considered compliant with policy CP11 in this respect and therefore in principle, the development is acceptable.

Character of the Area:

The immediate street is very diverse, it is characterised by dwellings of different sizes, shapes and materials. The front porch will be approx. 1.2m in length, 2.45m in width and 2.88m in height. External materials will be rendered to match the existing building, roof pitch to match the existing and using the same lightweight tiles used on the conservatory extension. Side windows will be aluminium finished in anthracite colour to match existing. The existing anthracite grey front door will be brought forward to form the porch entrance door.

The Borough Design Guide states *“porches should generally project less than 2m forward of the building line”*. The porch only projects 1.2m forward, thus complying with the BDG.

The site is hidden away from the main road by a long driveway therefore the proposal won't be visible from the immediate street. The proposal is modest in scale and form and would not negatively harm the street scene in accordance with CP3.

Neighbouring Amenity:

The closest residential properties are Maple Cottage (some 43m to the south) and The Nook from which the building is screened by an evergreen 2m high hedge and multi-stemmed tree. The cheese-making building on the west side of the access presents a windowless frontage opposite the site and its access door and office window are set back. There are no windows on the south elevation of the carpenter's barn. Since the proposed enclosed porch cannot be seen from residential properties and has no effect on commercial property it will not cause overshadowing, overlooking or loss of residential or business privacy

Landscape and Trees:

As the site is located within the countryside, the councils Landscape Officer has reviewed the proposals and confirmed that there were landscaping concerns to this development.

Ecology: As the site is located within a Bat Roost Suitability Habitat, the councils Ecology Officer has reviewed the proposals and confirmed that there were no ecological concerns with this 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.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	26 September 2024
Earliest date for decision:	23 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	26/09/24