

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251463
Site Address:	Julkes House, Julkes Lane, Arborfield, Wokingham, RG2 9JJ
Expiry Date:	11 September 2025
Site Visit Date:	23 July 2025
Proposal: Householder application for the proposed erection of outbuilding to form swimming pool enclosure.	

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 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 CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
241478	Householder application for proposed erection of a part single part two storey side extension, two storey front extension to create a porch, insertion of a balcony to the rear elevation, conversion of garage to habitable accommodation plus changes to the fenestration following the	Approved 13/09/2024

	demolition of the existing conservatory and side extension.	
250812	Application for a certificate of lawfulness for the proposed erection of a detached pool house.	Refused 21/05/2025
062069	Proposed single storey rear extension to dwelling to form conservatory.	Approved 18/09/2006
001431	Proposed first floor side extension to dwelling.	Approved 03/05/2000

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection.
WBC Drainage – Request Flood Risk Assessment.
WBC Highways – No objection, subject to condition.
WBC Landscape and Trees – Objection.
WBC CIL – Not CIL liable.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a detached dwelling located on the southern side of Carters Hill, Arborfield.

The site is outside of settlement limits and located in designated countryside. The site is also located within C1 – Arborfield River Terrace in the Wokingham Landscape Character Assessment, 2019.

Between 19m and 29m to the northeast of the site is a stream which forms part of the River Thames catchment.

The host dwelling has recently undergone alterations and extensions under permission 241478 (approved 13/09/2024).

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 outside of development limits and therefore subject to assessment under Policy CP11 of the Core Strategy. Policy CP11 does not permit development outside of development limits unless it falls within the following exemption criteria:

1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
5. In the case of replacement dwellings the proposal must:
 - Bring about environmental improvements; or
 - Not result in inappropriate increases in the scale, form or footprint of the original building.
6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
7. Affordable housing on rural exception sites in line with CP9.

Criterion 4 is relevant in this instance; whilst the proposed development is not an extension to the main house, the proposal is for an outbuilding incidental to the host dwelling. The proposed outbuilding would be sited close to the main house; approximately 3m (closest section) from the side extension of the host dwelling and would be of a modest footprint and scale to serve a swimming pool, sauna and shower room.

Overall, the proposals would not result in inappropriate increases in the scale, form or footprint of the original building.

Character of the Area:

Julkes Lane is a single-track country road which consists of large, detached properties that are separated by mature hedging and trees. The application site consists of a large, detached property that is set in from the boundary on all sides. The plot layout is unconventional with the main garden being located to the southeastern side of the main house. The area originally boasted a number of unprotected trees, however, these had been removed before the submission of this application.

There is one adjoining property to the south of the plot which comprises a main dwelling and outbuildings.

There are open long-range views across the countryside along the southwestern boundary. Despite the existing buildings, the rural surrounding character of the area gives a sense of tranquillity and contributes towards the Arborfield River Terrace landscape character area.

The outbuilding would be single storey and would consist of a swimming pool, shower room and sauna. The structure does not contain the facilities required for day-to-day living, and thus, could not be occupied as a separate dwelling. Therefore, the circumstances indicate that the outbuilding would be incidental to the host dwelling.

The outbuilding would be located between 3m and 8.8m from the main house and is accessed through the main entrance via side access into the main garden. The outbuilding would be sited on land which forms part of the residential curtilage of the host dwelling.

The proposed outbuilding would be located between the existing built form of the host dwelling and the adjoining property; The Ford, Barretts Lane. The outbuilding would be sited approximately 27m from the flank wall of the neighbouring dwelling. The additional built form would not encroach the existing southwestern building line of the host dwelling and neighbouring property and thus, would not encroach built form further into the countryside. The proposed location contains built form within the established building line and respects the transition between the urbanised areas and open countryside, and therefore, would not cause an urbanising effect harmful to the existing character and tranquillity of this part of the countryside.

There is a public byway running along the northern site boundary. There would be limited views of the proposed development from the byway due to the setback position of the outbuilding and the main house largely screening views from the public realm. Therefore, the proposed development would have a neutral impact to the character of the public byway and local area.

The proposed materials of the development include render and tiles to match the main house. The materials would be sympathetic to the material palette of properties within the surrounding area and are acceptable.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the significant separation distances from neighbouring properties, there are no detrimental impacts of this nature that would be generated by the proposed development.

Highway Access and Parking Provision:

A parking plan showing four on-site parking spaces was submitted to support the application. The council's Highways officer was consulted and raised no objection to the proposal, subject to a condition relating to the outbuilding remaining ancillary to the host dwelling.

Amenity Space:

The council's minimum garden length of 11m is a generally accepted guideline for private garden space. Following the construction of the outbuilding, a garden depth of between 3m and 9m would be retained between the side extension and outbuilding. Whilst this falls below the guidance, the northeastern side of the main garden provides a garden length of more than 19m. In addition, the property also benefits from a 4.5m

strip of garden that runs the length of the southwestern boundary. Therefore, the remaining garden provides adequate, useable outdoor space that is appropriate for the family sized home.

Flooding and Drainage:

The application site is in flood zones 2 and 3 according to Environment Agency mapping. The proposed siting of the outbuilding falls within both flood zones. The council's Drainage officer was consulted and requested a Flood Risk Assessment (FRA) and Evacuation Plan to be submitted to support the application. The request is supported by Government guidance, which states that a FRA should be provided for all development within flood zone 3.

Further flooding information was submitted to support the application which included confirmation (agent email dated 26/09/2025) that finished floor levels would not be elevated more than 150mm above ground level and that by virtue of the outbuilding serving a swimming pool, the structure will be fully water resilient by design. In addition, the outbuilding will also not impact the existing site access and egress from the road. The submitted 'Flood Risk Plan' (submitted 14/10/2025) confirms that the landowner has signed up to the Environment Agency's Flood Warning Service and the local flood evacuation point is Winnersh Community Centre which would take between 5 and 12 minutes (dependent on which local roads would remain open). The plan sets out clear procedures for safe evacuation in the event of a flood including identification of flood warnings, triggers and safe routes to a designated refuge area. The plan is deemed acceptable, and no objections are raised on flood risk grounds, subject to the measures in the flood risk plan being conditioned.

Landscape and Trees:

The application site is located within designated countryside and within the C1 – Arborfield River Terrace character landscape area. The council's Trees and Landscape officer was consulted and raised an objection to the proposal. The officer refers to the site being located within the C1 – Arborfield River Terrace LCA as described in the Wokingham Landscape Character Assessment (2019) and also part of the River Loddon Area of Landscape Value in the Wokingham Valued Landscape Assessment (2024) and comment that as a valued piece of landscape within the Borough, there is "a need for sensitive design proposals".

They comment on the trees that have been removed from the site:

"There has been a loss of trees on Site with the central belt of trees as evident in aerial photography of the Site now removed. This removal adversely changes the character of the Site and contextual rural landscape. It does not appear to have been consented by any previous planning consent and is a detriment to the immediate landscape and the wider LCA C1 and the River Loddon Area of Landscape Value".

The officer states that the proposed development would not assist with delivering the overall landscape strategy that would conserve and enhance the LCA C1. In combination with the recent house extensions, the officer states the additional built form would increase the sense of non-rural development, and no proposed mitigation measures to either replace the removed trees, or to assimilate the proposed development into the local scene have been submitted.

Whilst the T&L officer comments are noted, the trees were not protected and removed before the submission of this application. Therefore, it would not be reasonable to refuse the scheme on landscape character impacts when no trees are proposed to be removed and therefore, do not relate to the proposed development.

Environmental Health:

The council's Environmental Health team reviewed the proposal and submitted Geo-Environmental Risk Assessment by Arbtech Consulting (July 2025). Based on the report, the officer concludes that *"The overall risk to future users, construction workers, controlled waters, and nearby receptors is assessed as low. This aligns with Core Strategy Policy CP1 (Sustainable Development) and CP3 (General Principles for Development), which require development to avoid unacceptable risks to health and the environment"*.

Conclusion:

For the reasons set out above and subject to condition, the proposal is acceptable as it accords with local plan policy and guidance.

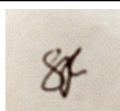
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	3 September 2025
Earliest date for decision:	8 August 2025

**Recommendation
agreed by:
(Authorised Officer)**



Date:	15.10.25
--------------	-----------------

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

- 1 Countryside

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

- 1 Public Rights of Way in Wokingham Borough Public Rights of Way Officer, Green Infrastructure Team Byway open to all traffic

Flood Zones | Total count: 4

- 1 Flood Zone 2
- 2 Flood Zone 2
- 3 Flood Zone 2
- 4 Flood Zone 3

Water Network Watercourse Consultation Zone

Risk of Flooding from Surface Water | Total count: 4

- | | | |
|---|--|----------------------------|
| 1 | Environment Agency Surface Water Flood Zones | 1 in 30 year risk extent |
| 2 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent |
| 3 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent |
| 4 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |

Bat Roost Habitat Suitability

- 1 Bat survey required for planning applications that involve roof modification or demolition. Ecology Officer, Green

Potentially Contaminated Land Zones

- 1 Potentially Contaminated Land Consultation Zone

Landscape Character Assessment 2019

- 1 Landscape Character Assessment 2019 Arborfield River Terrace

Wards

1 Barkham & Arborfield Ward 0 m

Parishes

1 Arborfield and Newland CP