

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250635
Site Address:	112 Barkham Road, Wokingham, RG41 2RP
Expiry Date:	13 May 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for the proposed erection of a front porch infill extension with new external canopy.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Wokingham)
Landscape Character Assessment Area
Green Routes and Riverside Paths Consultation Zone

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Barkham Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
17427	Two storey extension to provide garage with two bedrooms and bathroom over	Approved 14/05/1982
050537	Proposed single storey side & rear extensions to dwelling, plus single storey front extension to form garage, conversion of existing garage to family room.	Approved 12/04/2005

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension to extend the existing hall, and to provide a new porch canopy.

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 front extension would have a pitched roof joining to the host dwelling. The front extension would comply with the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension would only project forward approximately 1.5 metres from the main existing building line. It is noted that the porch canopy does not project beyond the existing garage. As such, it is deemed that the front extension poses no harm to the character of the area.

Neighbouring Amenity:

The proposed single storey front extension would extend approximately 1.5 metres forward from the front of the dwelling and would be single storey in nature. There are no windows proposed on the side of the extension and therefore there are no concerns on overlooking grounds. The proposed front extension is sited approximately 3.3 metres from the nearest neighbouring boundary. This substantial separation distance ensures that there are no concerns on neighbouring amenity grounds relating to overbearing or loss of light.

Residential Amenity Space:

The proposal will not adversely harm the usability of the site's rear amenity space for current or 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, 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.

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:	12 May 2025
Earliest date for decision:	8 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12/05/25