

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261720
Site Address:	27 Aggisters Lane, Barkham, Wokingham, RG41 4DW
Expiry Date:	17 September 2026
Site Visit Date:	17 August 2026
Proposal: Householder application for the proposed raising and modification of the main roof and installation of a rear roof extension to provide additional first floor accommodation, plus erection of part two storey part first floor front extensions, addition of rooflights and a new front canopy roof, conversion of the garage to habitable accommodation, changes to external materials and fenestration, and associated front landscaping.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Limited Development Location – Barkham Hill
Bat Roost Suitability Habitat

PLANNING POLICY

National Policy	National Planning Policy Framework, August 2026 Planning Practice Guidance
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
041200	Proposed erection of a replacement dwelling.	Approved 28 May 2004
040124	Application for prior demolition approval for the removal of a dwelling.	Approved 07 April 2004
031233	Proposed erection of one replacement dwelling. Demolition of existing dwelling plus garage.	Refused 06 January

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CONSULTATION RESPONSES

Internal

WBC Ecology – No objection subject to conditions

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site contains a detached brick chalet bungalow with an integral garage and a gravel driveway providing off-street parking. The separation distance with the front boundary is approximately 13m and the rear garden is approximately 36m in length. The rear garden is predominantly laid to lawn, with a patio, mature trees and shrubs. The land falls by approximately 0.4m between the front and rear walls of the dwelling, and by a further 0.6m towards the rear garden. The garden is accessed by steps from an approximately 1m-high terrace with glazed railings.

Principle of Development: The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework, August 2026, is a material consideration. Policy CC01 supports development that accords with the development plan 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.

Proposal: The dwelling will measure 4.5m to the top of the eaves and 7.2m to the top of the ridge which will increase the overall height by approximately 1m. The separation distance with the side boundaries will be as existing at 0.7m (north) and 2m (south).

The part two storey part first floor front extension will have 2 no. first floor dormer extensions, each measuring approximately 5.3m in depth, 2m in height and 4.5m in width. The 2 no. gable roofs will be set down 0.7m from the main roof ridge. There will also be 2 no. roof lights on the front roof slope above the porch and a first-floor landing window. The front canopy roof will be approximately 2.7m in height and be

set back 0.4m from the main front wall.

The first-floor side walls would project approximately 2m beyond the existing rear wall and be approximately 12m in depth. On the rear elevation there will be 1 no. first floor dormer extension with 3 no. gable roof details, measuring approximately 11. m in width, 2.5m in depth and 1.66m in height. The roof will be set down 0.7m from the main roof ridge and the dormer will be set in approximately 0.5m on either side.

At first-floor level, the existing bathroom window in the north-facing side elevation would serve the dressing room, with a new window added to serve the bathroom. A further bathroom window would be introduced in the south-facing side elevation.

On the first floor there will be 5 no. bedrooms, a bathroom, 2 no. ensuites and a dressing room. On the ground floor, the alterations are limited to the garage to be converted to an office/gym plus plant room.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Aggisters Lane is an unadopted gravel residential road. The street scene is verdant with detached bungalows and houses of varying ages and design set in spacious plots. Front boundary treatments are hedges, trees, or low fences and walls. The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states that the eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller. The proposed maximum height to the top of the ridge would be 7.2m, and lower than the immediate neighbouring properties where the maximum height is 7.6m at no. 25 Aggisters Lane and 7.4m at no. 29 Aggisters Lane.

The BDG recommends that front extensions should not project significantly forward of the building line. Although the first-floor front dormer extensions would bring the first-floor elevation forward by 5.3m, the principal elevation at ground floor level would be the same as existing and set back from the highway by approximately 13m. Notwithstanding this substantial forward projection at first-floor level, the two elements would be broken into separate gabled forms, set approximately 0.7m below the main ridge and viewed against the retained principal roof. In the context of the dwelling's approximately 13m setback, the varied designs and heights of nearby dwellings, and the retention of the existing side gaps, the extensions would not appear unduly dominant or disrupt the established spacious character of the street. The separation distance with the side boundaries would remain the same. Therefore, the rhythm of buildings and gaps between them along the street frontages would not be harmed.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: At first-floor level, the bathroom and dressing room windows on the north-facing side elevation and the bathroom window in the south-facing side elevation would be conditioned to be obscure glazed and non-opening below 1.7m of the internal floor level. The 3 no. first floor rear bedroom windows would only have oblique views of the neighbouring gardens and would be in a similar location to existing. The back-to-back separation distance with no. 18 The Vines would be approximately 35m and more than the minimum recommended distance of 22m in the BDG. The front-to-front separation distance with no. 20 Aggisters Lane would be approximately 30m and more than the minimum recommended distance of 10m in the BDG. Therefore, the proposal would not result in significant harm through loss of privacy to neighbouring amenity.

Loss of Light: The BDG states that new development should not have a material impact on daylight and sunlight to neighbouring habitable rooms. This can be assessed using the methodology set out in BRE report *BRE 209 Site Layout planning for daylight and sunlight*. Figure 1 and 3 shows that although the vertical 45-degree angle test is marginally breached in relation to the nearest window of a rear habitable room at no. 29 Aggisters Lane., the horizontal 45-degree angle test is complied with. In relation to No 25 Aggisters Lane Figures 1 and 2 show that both 45-angle tests are complied with.

At No. 25, the affected side-facing windows serve the lounge, which also benefits from a substantially larger front-facing window providing its principal source of daylight and outlook. At No. 29, the relevant first-floor windows serve a bathroom and ensuite, while the side-facing ground-floor doors serve a utility room and garage. Although the vertical 45-degree test is marginally breached in relation to the nearest ground floor rear window at no. 29, the horizontal test is satisfied. Having regard to the limited degree of infringement, the use of the affected room and the availability of alternative daylight and outlook where applicable, the proposal would not cause a material loss of daylight or sunlight.

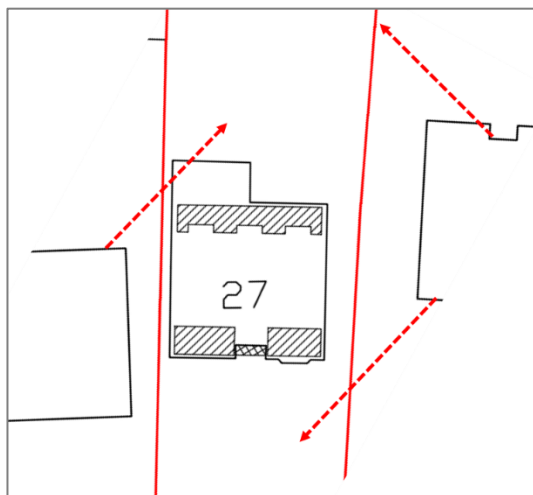


Figure 1 Horizontal 45-degree angle test

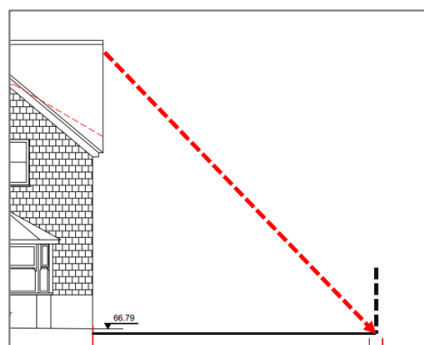


Figure 22 Vertical 45-degree angle test with front of no. 25

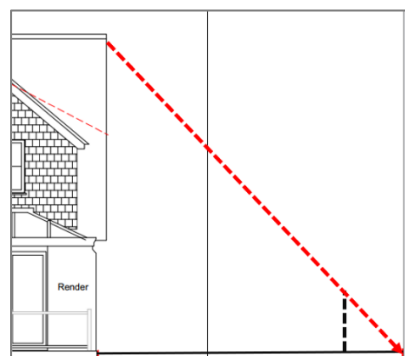


Figure 3 Vertical 45-degree angle test with rear of no. 29

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity and states that rear extensions should not project more than 4 metres from the main rear wall where they are close to a boundary. The first-floor rear wall would not extend beyond the existing rear building line, while the roof extensions would be set below the main ridge and inset from the side elevations. Having regard to the retained separation from both side boundaries, the relationship with the neighbouring dwellings and the limited rearward projection, the development would not appear materially overbearing when viewed from adjoining properties.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The applicant proposes to increase the numbers of habitable rooms from 7 to 9 and 3 driveway parking spaces are proposed. According to the WBC Car Parking Standards, the development of such scale in Urban location will require 3 parking spaces within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable. adequate space for secure cycle storage would remain available within the site.

Ecology: The Ecology Officer raises no objection subject to condition and has commented: *“A daytime walkover survey external and internal inspections were carried out on 14 May 2026. No bats or evidence of bats was recorded in the external or internal inspections, there were no visible roosting opportunities for bats or access for roosting bats, internally there appeared to be no roosting opportunities. I note the data search did not include any local planning history or bat group or environmental records centre data. The Ecologist has therefore not considered the bat roost which was recorded in the neighbouring property. While Table 1 in DBW states that there is one European Protected Species licence within 2km of the site it fails to identify that this is very close to the current applications site and is therefore likely to be the Brown*

long eared and Common pipistrelle bat roosts which were destroyed under licence.

The Local Planning Authority and Natural England's derogation licence secured installation of two replacement bat tube into the brickwork of the south and the east walls as well as 3 ridge access tiles under the hip tiles at 29 Aggisters Lane. Report SPH/PEA-26/14.05 provides no mitigation proposals to safeguard the bats roosting and commuting from the neighbouring property and no enhancements for bats or proposals to prevent disturbance or reduce impact of lighting pollution are proposed. While I am satisfied that the survey effort and methodology are adequate for the ecologist to conclude that currently there is negligible potential to support roosting bats, I request informative I17 is included in the decision notice and external lighting, and retention of existing landscaping conditions are secured.

Requested Conditions:

Condition: *No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.*

Reason: *To ensure that biodiversity, protected and priority species recorded using the site are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 19 N2, Core Strategy policies CP3 and Managing Development Delivery Local Plan policies CC03 and TB23.*

Officer comment: *There are no protected trees within the application site, the footprint of the existing dwelling will not be enlarged. Therefore, it would not be reasonable to request a tree protection condition added to the decision notice.*

Condition: *No external lighting shall be installed on the site or affixed to any buildings on the site without the written approval of the local planning authority.*

Reason *To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 14 P3 and Section 19, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policies CC03 and TB23.*

Informative: *Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.*

Planning balance and conclusion: *The proposal would increase the height, bulk and forward projection of the dwelling. However, having regard to the varied character and scale of surrounding development, the dwelling's setback, retained side gaps and the articulated roof design, these changes would not cause unacceptable visual harm. The proposal would also maintain acceptable neighbouring living conditions, parking provision and ecological interests, subject to the conditions set out below. The development therefore accords with the*

development plan when read as a whole, particularly Policies CP1, CP3, CP7, CC03, CC07 and TB23, and there are no material considerations that indicate permission should be withheld.

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 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.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	11 September 2026
Earliest date for decision:	13 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11/09/26