

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250739
Site Address:	Coombe Hill, Hayes Lane, Barkham, Wokingham, RG41 4TA
Expiry Date:	12 August 2025
Site Visit Date:	8 July 2025
Proposal: Householder application for the proposed erection of a two storey side extension and single storey rear extension. Plus, the replacement of the existing dormer roofs, installation of one roof light and changes to fenestration. Following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

AWE: 12km Zone
Potentially Contaminated Land Consultation Zone
Landscape Character Area – Bearwood Wooded Sand and Gravel Hills
Nitrate Vulnerable Zones 2021 Designations
Suitable for Bat Roosts
SSSI Impact Risk Zone
Special Protection Area 7km Linear Mitigation Zone
Scale and Location of Development Proposals: Countryside
Mineral Safeguarding Area – Sharp Sand and Gravel

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
170101	Householder application for the proposed erection of a single storey rear extension to dwelling.	Approved 20/02/2017 (not implemented)

CONSULTATION RESPONSES**Internal**

WBC Highways
WBC Landscape and Trees
WBC Ecology

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site comprises a large, detached, two-storey dwelling. The existing roof is of a cross-gable design, contributing to the building's articulated roofscape. The dwelling has an L-shaped layout, with a forward projection on the right-hand side of the front elevation. Gabled roof sections feature dormer windows on the north, south, and west elevations. The rear elevation presents a complex roof form with multiple slopes and steep pitches, adding architectural interest to the property. A large conservatory-style extension is located on the western elevation. While the exact date of its construction is unclear, available records suggest it was added post-1970 and does not form part of the original building as it stood in July 1948.

The dwelling is centrally positioned within the plot, surrounded by garden land on all sides. To the west lies an area of hardstanding that accommodates the driveway and dedicated parking area, with an existing car port located further west. The hardstanding wraps around the north and west sides of the house. Several outbuildings are located within the site, including to the northwest of the main dwelling and within the southwestern part of the red line boundary. The site's topography slopes upwards from Hayes Road towards the northern boundary.

Several designated veteran trees are located along the southern boundary of the site, and to the west lies a woodland protected by a Tree Preservation Order (TPO).

Access to the site is via a private driveway situated to the north of Hayes Lane. The site is bordered to the south by Hayes Lane, which is tree-lined, with woodland to the east and a mature hedgerow forming the northern and western boundaries. As a result, the site is well screened from the road and surrounding area, with limited views of the property from the public realm.

The dwelling is located in the countryside, outside any recognised settlement boundary. The surrounding area is characterised by low-density residential development and mature landscaping. Properties along Hayes Lane generally present their rear elevations to the road, meaning the principal elevation of the application dwelling faces north.

Proposal: The application proposes the demolition of the existing conservatory, and the introduction of a two-storey side extension on the wester elevation, and a single storey extension to the rear. The proposal also includes the replacement of the existing flat dormer roofs, and changes to the fenestration of the host dwelling.

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 the countryside, outside any defined settlement area. Principally, Policy CP11 states that proposals outside development limits will not normally be permitted, except in cases where residential extensions do not result in inappropriate increases in the scale, form, or footprint of the original building.

Character of the Area: The application site is located within the countryside, where development is more restricted. Policy guidance, including Policy CP11 of the Local Development Plan and the Borough Design Guide, set out that extensions and additions in such areas may be acceptable, provided their scale, form, and footprint do not result in an unacceptable impact on the rural character. The Guide also emphasises that residential development should positively contribute to the character and quality of the local area. Alterations and extensions should be well-designed, respond appropriately to the original building, enhance local character, and relate well to neighbouring properties.

Although the footprint of the original dwelling was not provided with the application, historic records suggest that the conservatory was added post-1970 and does not form part of the original building as it stood on 1 July 1948. Based on the submitted drawings and excluding the conservatory, the proposal appears to increase the footprint from approximately 100sqm to 170sqm, representing around a 70% increase.

It is noted that the property benefits from permitted development rights, which would allow a rear extension of up to 8m. The proposed rear extension measures approximately 3.4m from the rear wall of the host dwelling. Additionally, a single-storey side extension of no more than half the width of the original house could be erected under permitted development. While the proposed side extension exceeds the

limitations of permitted development and is two storeys in height, its overall design is considered to better complement the host dwelling than the existing conservatory which will be demolished to accommodate the works. The two-storey side extension responds well to the original building through the continuation of the existing ridge height and roof form, maintaining consistency with the architectural style and proportions of the dwelling.

The site benefits from a generous plot with ample amenity space, allowing for a dwelling of this size to accommodate the proposed changes without resulting in an inappropriate increase in scale or footprint in the context of the size and scale of the wider application site. Furthermore, the proposal is not considered to have an unacceptable impact on the rural character of the area.

As previously noted, the site is largely screened from public views and has limited visual or physical relationships with neighbouring dwellings. The proposed works are considered to integrate well with the existing building, and any perceived impact on the character and quality of the area, including neighbouring properties, would be minimal. While the proposed design is extensive in relation to the original dwelling, it includes the removal of an existing conservatory that does not relate well to the host building. The proposed alterations are considered to respond appropriately to the original structure, enhance the local character, and relate well to neighbouring properties.

Neighbouring Amenity:

Overlooking: The existing dwelling is situated at a substantial distance from the nearest residential properties and benefits from significant screening. The proposed extensions do not face any neighbouring residential dwellings. Given the separation distances, orientation of the additions, and existing screening, the proposal is not considered to result in any unacceptable overlooking or loss of privacy for neighbouring occupiers.

Loss of Light: The proposed extensions are located on the southern and western elevations of the main dwelling, facing away from any neighbouring residential properties. Due to their siting, scale, and orientation, the development would not adversely affect daylight or sunlight levels received by nearby dwellings.

Overbearing Impact: Although the proposal involves an increase in built form relative to the original dwelling, the host property is centrally positioned within a large plot. Significant screening and the absence of close neighbouring dwellings mean that the extensions would not appear visually intrusive or overbearing. Views of the proposed development from surrounding properties would be limited, if visible at all.

Highway Access and Parking Provision: The proposal retains the existing parking provision, both in the form of driveway parking and the ground floor of the garage. It is considered that the existing access, parking and turning area is considered acceptable to serve the dwelling with the addition of a habitable room.

Amenity Space: The main dwelling is set within extensive grounds, providing a generous amount of private amenity space. The remaining garden land is more than sufficient to meet the needs of both current and future occupiers, offering ample space for outdoor recreation. The scale of the plot ensures that the proposed extensions do not compromise the usability or quality of the amenity space, and the overall setting remains spacious and well-proportioned in relation to the enlarged dwelling.

Landscape and Trees: The site is located within the countryside and falls within the Proposed Valued Landscape Area of 'Barkham and Bearwood'. It is accessed via BARK5, a single-track rural Public Right of Way, with no public highway views of the property. Several notable and veteran trees are present on or adjacent to the site. The proposal will not directly impact any trees of note, and part of the additions replace less traditional built form. The extensions are considered to be in keeping with the original dwelling, and overall, the character of the location is not expected to be harmed.

Ecology: The application has been submitted with the required bat surveys, and therefore the proposal is deemed acceptable in relation to ecology. An informative will be included on the planning consent, reminding the applicant that bats are a protected species and 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.

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:	12/08/2025
Earliest date for decision:	10 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20.08.25