

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251823
Site Address:	44 Bearwood Road, Barkham, Wokingham, RG41 4SY
Expiry Date:	26 September 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey side/rear extension, first floor side/rear extension, modification of the roof along with changes to fenestration to include a Juliet balcony to rear elevation.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
960770	Proposed Single Storey Side Extension To Dwelling.	Approved 10/06/96

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached 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 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 proposal would differ to the current street scene and slightly alter the characteristics of the street due the garage conversion into the home office and WC. However, the new windows would be similar to the existing in size and proportions of current ground floor window along Bearwood Road, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The Borough Design Guide states that *“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage if often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”*. The first-floor side extension would be set back from the building by more than 1m and have a lower roof line, but less than 1m from the boundary plot, thus not complying with the BDG. It would be built over and not project forward of the existing garage making it large extension but it remains subservient to the main dwelling and an unimposing feature which would not harm the character of the area. Whilst it would be close to the boundary of no.46, given the extension would be set significantly back from the front. The proposed extension would be slightly higher the no.46 extension, the differing height mitigates any terracing concerns and ultimately still appear as a subservient feature to the main dwelling of no.44. Furthermore, there are other examples of development over the garage along the road such including no.42a, 46, 47 to name a few. Bearwood Road has a mix of architectural styles and as a result of the varied character along the street, this proposal would not harm the street scene or character of the area.

The proposed first floor side extension would match that of the design of no.46. It's clear the proposal has taken design inspiration from no.46 and therefore would not

look out of place in the street scene.



The first-floor rear extension would be approx. 3.55m in length, thus complying with the BDG. The host property has the garden space to accommodate such sized extension and other similar sized examples (e.g 46 Bearwood Road, ref number: 250934). Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposal may require compliances with the requirement of the Party Wall etc. Act 1996. While this is not a material planning consideration, an informative is recommended to draw the applicant's attention to the requirements of the Party Wall Act.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted into habitable accommodation. Whilst the proposed window would face another property, it is noted that Bearwood Road, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur.

The first-floor window on the front elevation would serve as bathroom and be conditioned obscured glazed, thus no overlooking concerns. The rooflight above the bathroom would not result in overlooking.

The side ground floor window of the home office would be screened by the fencing along the front side boundary of no.42a, thus no overlooking concerns.

The side ground floor door and window for the utility room would be screened by the fencing along the side boundary of no.42a, thus no overlooking concerns.

The proposal includes adding a first-floor side window for bedroom 2 facing no.42a. However, given the window is high-level and minor outlook, it would not result in harmful overlooking. The only first-floor side window of no.42a would serve as non-habitable room.

The first-floor side landing window would be re-positioned and would face the blank first floor side of no.46, thus no overlooking concerns.

The first-floor rear bathroom window would be changed to an en-suite, such would be conditioned obscured glazed and thus no overlooking concerns.

The first-floor rear window for bedroom 1 would be for a Juliet balcony French doors feature glazed gable. The proposed Juliet balcony would not result in harmful overlooking as it does not introduce any elevated platform for external use. The level of intervisibility between properties remains comparable to a standard first-floor window, which is typical and acceptable in residential areas. Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. The views available from a Juliet balcony are generally the same as from a typical upper-floor window, thus it would not introduce new or more intrusive views.

The separation distance from the rear of no.42 to the side of 2a The Liacas is approx. 23.10m, which complies with the separation distance set out in the BDG (minimum 12m).

Loss of Light/Overbearing: Given the approx. 1.50m separation distance from side boundary of no.42a and approx. 3.80m flank wall to flank wall separation distance of no.42a as well as being set back from no.42a rear building line, it's considered not to result in loss of light or considered to be overbearing.

The extension would project approx. 0.65m head of no.46 rear building line, it's considered the overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

No part of the extensions and alterations will be higher than the highest part of the host dwelling house, the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The applicant proposes to increase the numbers of habitable rooms from 6 to 7. The existing driveway parking will be retained.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require at least two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retained driveway can accommodate more than three parking of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

The direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Ecology: The officer is satisfied that the survey effort and methodology are

adequate for the ecologist to conclude that currently the property has property negligible potential to support roosting bats.

Amenity Space: The garden space passes the council's minimum garden length of 11 metres, as the garden space is greater than 11 meters, so the loss of amenity space isn't harmful because the remaining space would still exceed BDG recommendations. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

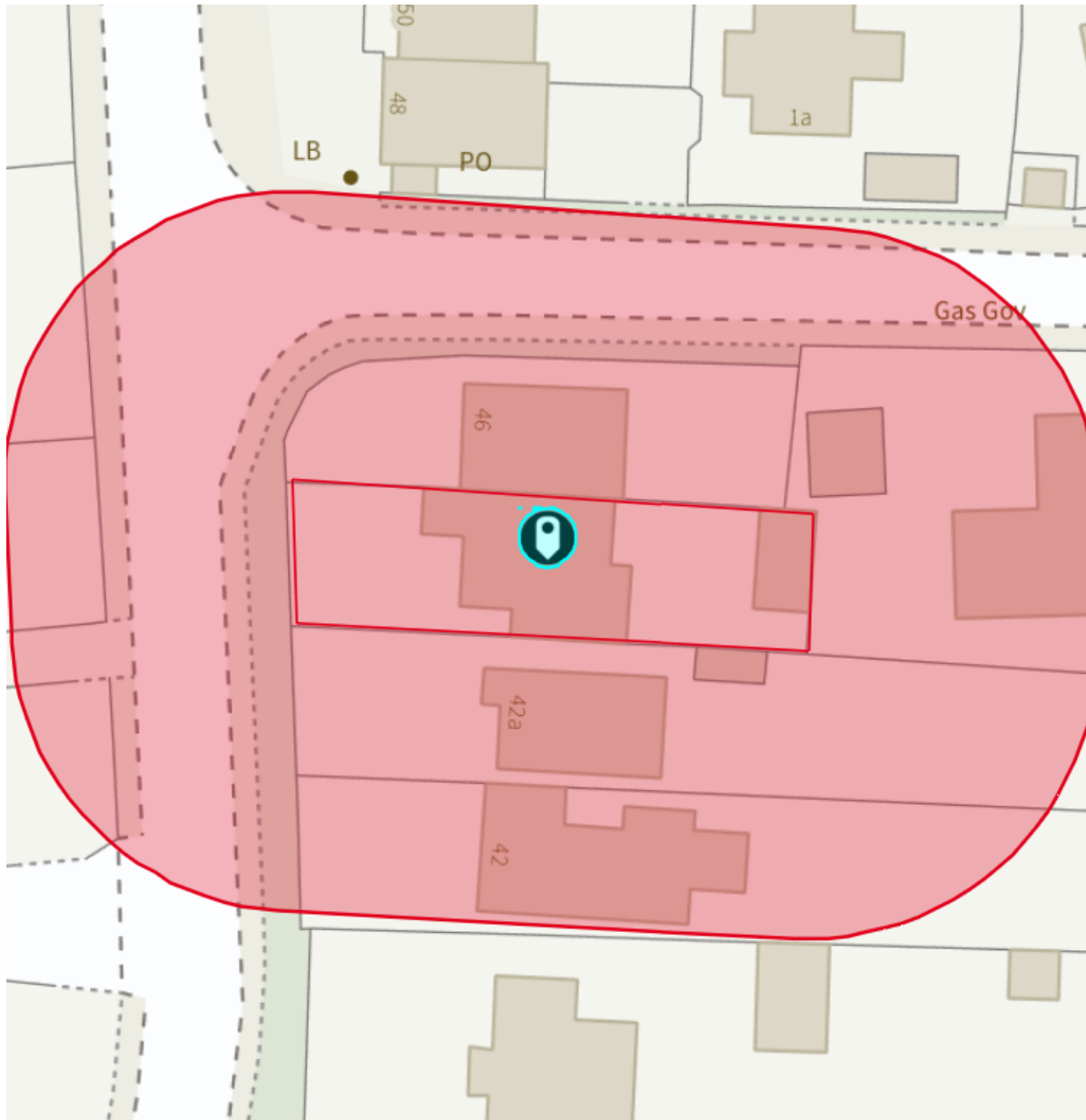
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	24 September 2025
Earliest date for decision:	27 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24 September 2025

PLANNING CONSTRAINTS/STATUS



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Barkham Hill

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant

			development due to the potential for such developments to pose an external hazard to sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	SW926	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	SW927	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	SX926	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	SX927	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&res=11404&location=479343,166876%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Barkham CP	0 m