

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261041
Site Address:	5 Saddle Place, Arborfield Green, Wokingham, RG2 9LJ
Expiry Date:	2 July 2026
Site Visit Date:	1 June 2026
Proposal: Householder application for the proposed erection of a single storey rear extension plus changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Barkham Village Design Statement Arborfield and Barkham Neighbourhood Plan Arborfield Garrison SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
260531	Householder application for proposed loft conversion including roof alterations and installation of two front dormers and rooflight and installation of rear rooflights.	APP – 13/04/2026

CONSULTATION RESPONSES

Internal
Nature Space: No objection.
External
No comments received.

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

APPRAISAL
Site Description: 5 Saddle Place is located in Arborfield Garrison, a Strategic Development Location. The dwelling is situated within a newly developed residential area, occupying a plot on the western side of Saddle Place within a short cul-de-sac. The property is detached, featuring a pitched roof. The façade features red-brick on the ground floor and a contrasting black vertical timber-effect cladding to the first floor. The property presents a small vegetated front garden/entrance and a large rear garden, approximately 11m x 9m. There is also a detached shared garage to the dwelling's side, set back from the highway with a driveway. This provides ample parking capacity, with the proposal not resulting in the loss of space or increasing the no. of habitable rooms. 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. Proposal: This application seeks approval for the proposed single-storey rear extension and associated changes to fenestration. Design / 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.

The street is characterised by a quiet, low-traffic newly developed residential estate featuring predominantly two-storey detached dwellings of comparable scale and design features. The properties are finished in red-brick with dark-grey tiled and pitched roofscapes. Dwellings are slightly set-back from the public highway with small front gardens/entrances and have detached garages and driveways providing off-street parking. The building density is low to moderate and building lines are consistent, contributing to a well-spaced and coherent urban character.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Highway Access and Parking Provision

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

There is no net increase in the total number of habitable rooms. The development does not impact parking capacity, and the existing provision with the garage and driveway is considered acceptable.

Cycle storage is not negatively impacted by the development and remains unchanged.

Neighbouring Amenity:

Overlooking:

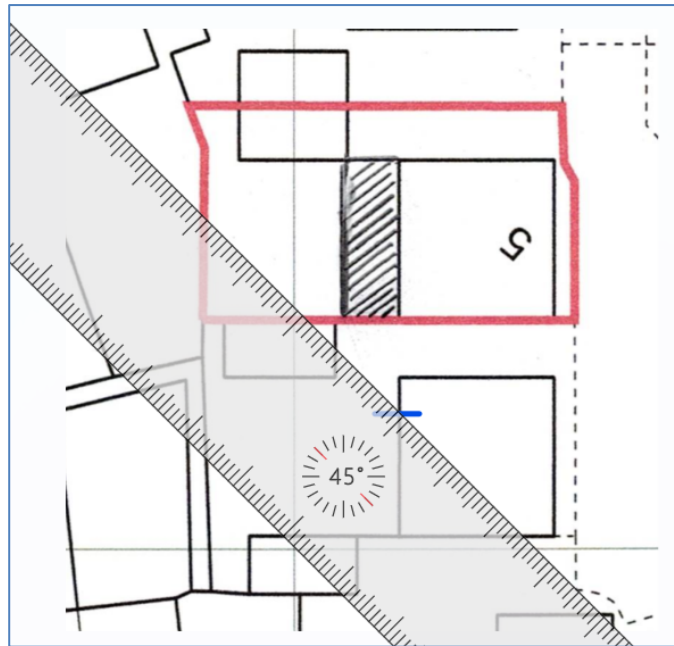
The single-storey rear extension would not overlook neighbouring windows to habitable rooms at 3 Saddle Drive. There are no proposed side windows on the development. The extension will feature a rear-facing glass door that will face onto the rear boundary which is a close board fence approximately 1.8m in height. Furthermore, the glazed doors will not face onto neighbouring habitable rooms. There are 3no. rooflights proposed within the sloped roof of the extension. Therefore, these would not result in an increase in overlooking or loss of privacy.

Overall, there is no increased impact of overlooking into neighbouring properties from this development and it therefore accords with the aims of the Policy CP3 in respect of residential amenity.

Loss of Light:

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

The proposed extension would project 3m from the host dwelling. Furthermore, the spacing between the two properties is 3m. Therefore, the development would not breach the horizontal 45-degree angle test for no.3. *Please see the figure below for clarity.*



Considering this and that the extension is single-storey, modest in form and scale, there would be no negative impact to daylight or sunlight for neighbouring dwellings. Therefore, this development adheres with the aims of Policy CP3 in respect of residential amenity.

Overbearing:

The BDG states that eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. The maximum ridge height (lean-to roof) is 3.35m and the eaves height is 2.3m. Therefore, the development's eaves height does not exceed the 3m outlined in the BDG. Furthermore, these measurements demonstrate how the development is suitably subservient to the main dwelling's eaves (5m) and ridge height (8.5m).

Nature Space:

It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. Therefore, no objection is raised.

Amenity Space:

The amenity space is not significantly impacted due to the development. The extension projects rearwards by 3m, thus leaving 8m of rear amenity space, which is considered ample and acceptable.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

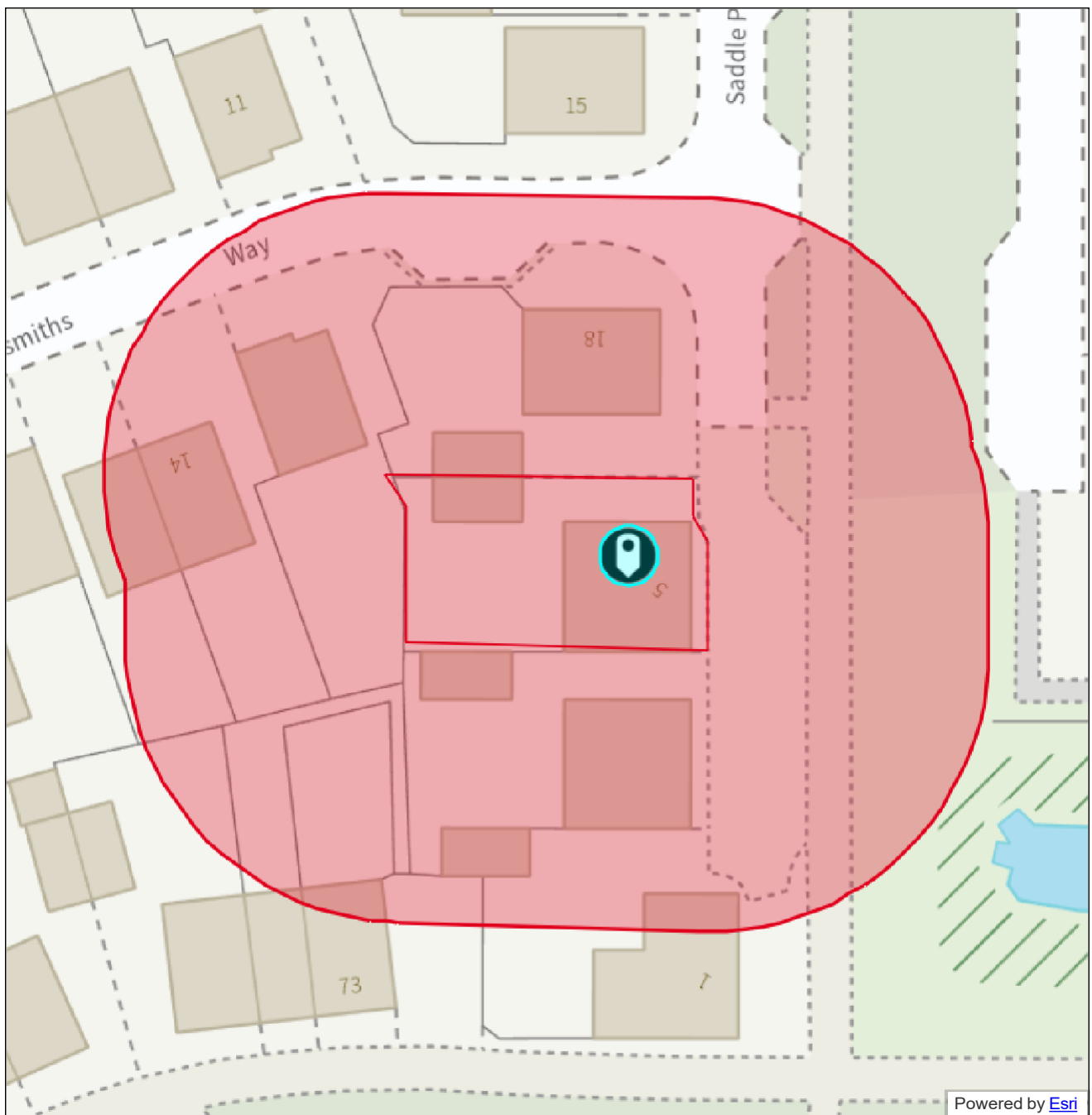
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	Not required
Recommendation:	Approve
Date:	19 June 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19/06/26

PLANNING CONSTRAINTS/STATUS



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Within Arborfield Garrison Strategic Development Location

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Arborfield Garrison

Strategic Development Locations | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Strategic Development Location	Arborfield Garrison

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km 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.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054322201&notes=11401&location=478988,165771%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

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

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-1492-2014	Group	Confirmed

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Barkham CP	0 m