

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261167
Site Address:	Southview, New Road, Sindlesham, Wokingham, RG41 5DX
Expiry Date:	13 July 2026
Site Visit Date:	4 June 2026
Proposal: Householder application for the proposed erection of a side extension to existing detached garage along with new roof including 2no dormers providing ancillary accommodation plus changes to fenestration.	

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 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 CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
121442	Erection of 2 detached dwellings and garages. Demolition of existing dwellings and garages.	Approved 01/03/2013

CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

Winnersh Parish Council	No comment to make.
Arborfield & Newland Parish Council	No objection.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a two-storey detached dwelling located on the southern side of New Road, Sindlesham. The host dwelling is one of a pair of properties constructed circa 2013. The property is located outside settlement limits in countryside along the northern edge of Reddam House School, former Bearwood College site.

Former Bearwood College is Grade II* Listed and the grounds (Bearwood College) are identified as a national historic park and garden.

The host dwelling and adjoining property to the west are the only residential dwellings along the road. Apart from Winnersh Community Centre and playing fields located directly opposite the site, New Road is characterised by mature trees and hedgerow which line the road.

Proposal:

This application seeks approval for the erection of a side extension to the existing detached garage, and the removal of the existing roof and erection of a taller roof with front and rear dormers.

Proposed materials include clay roof tiles and bricks to match the existing garage.

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 outside of settlement limits where in order to protect the separate identity of the countryside and maintain the quality of the environment proposals must comply with Core Strategy Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The other parts of CP11 are not relevant here.

In this instance, the proposed development would not protrude beyond the front and rear building lines of the existing garage and would include a relatively minor side extension to the existing built form. Therefore, the proposal would not constitute an excessive expansion of development away from the original building and is acceptable in principle.

Character of the Area:

New Road is characterised by a spacious and verdant appearance, with mature trees lining the road and extensive open playing fields located on either side. Built development within the immediate area is limited, with the host dwelling and the adjoining property, Sycamore House, forming the only residential properties along this section of the road. The two dwellings share a number of architectural features, including decorative brick detailing, stone lintels, finials and pitched dormer windows, creating a cohesive visual relationship. However, the properties are not identical in form or layout, each exhibiting its own distinct arrangement and architectural composition.

The application seeks permission to increase the scale of the existing detached garage through alterations to its roof form and a side extension. Policy CP3 of the Core Strategy requires development to be of an appropriate scale, massing, built form and character, whilst Policy CP11 seeks to prevent excessive encroachment into the countryside or disproportionate expansion beyond the original building. Further guidance is provided by the Borough Design Guide SPD (BDG).

The proposal would involve the removal of the existing garage roof and the construction of a higher pitched roof incorporating a dormer window within both the front and rear roof slopes. These dormers have been designed to reflect the form, proportions and detailing of the existing dormer windows on the main dwelling, thereby establishing a strong visual relationship between the ancillary building and the host property. Although the ridge height of the garage would increase by approximately 1.24m, it would remain noticeably below the ridge of the main house and would continue to appear clearly subordinate within the hierarchy of buildings on the site.

Additional design measures further reinforce this subordinate relationship. The inclusion of stone lintels above the garage openings and a brick plinth around the base of the structure replicates key architectural elements found on both the host dwelling and Sycamore House. These features ensure that the altered garage integrates successfully with its surroundings and appears as a natural extension of the site's established architecture, rather than a competing or visually dominant structure.

The proposal would not result in the loss of, or harm to, any surrounding trees. Whilst the mature trees to the east lie outside the application site, the development would continue to be viewed against a substantial backdrop of established vegetation associated with the adjoining playing fields and school grounds. This landscape setting would remain largely unchanged and would continue to soften the appearance of built development.

Section 8 of the BDG, relating to Rural and Settlement Edge locations, emphasises the importance of retaining visual gaps between buildings and preserving views towards the surrounding countryside. In this instance, the garage is positioned adjacent to the eastern side boundary where no other built form exists beyond the application site. The proposed alterations would not extend development into an existing gap between buildings, nor would they interrupt important views through the site towards the mature woodland beyond. The open character of the plot and the visual connection with the surrounding landscape would therefore be maintained.

Overall, the proposed alterations are considered proportionate to the existing garage and sympathetic to both the host dwelling and its setting. The development would respect the established character of the area, retain the subordinate appearance of the outbuilding, and preserve the spacious, semi-rural qualities that define this part of New Road. Accordingly, the proposal is considered to comply with Policies CP3 and CP11 of the Core Strategy and the guidance contained within the BDG.

Heritage

The surrounding land forms part of the wider setting of Bearwood College, a Grade II* Listed Building approximately 550M to the south-east of the application site, and the associated Registered Historic Park and Garden. Owing to the substantial separation distance and extensive mature tree cover surrounding both the application site and the designated heritage assets, the proposed development would not be readily visible within views to or from the listed building or historic park and garden.

The alterations are modest in scale, remain clearly subordinate to the host dwelling and incorporate materials and architectural detailing that respond positively to the character of the site and its surroundings. Consequently, the proposal would preserve the significance and setting of the Grade II* Listed Building and Registered Historic Park and Garden, resulting in no harm to the heritage significance of these assets. The development is therefore considered to accord with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF, Core Strategy Policies CP3 and CP11 and TB24 of the MDD, which seek to ensure that development conserves and enhances the historic environment and responds positively to local character.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the location and scale of the proposed development, there are no concerns of this nature that would arise.

Highway Access and Parking Provision:

As the proposal does not protrude into the existing driveway and creates one additional parking space within the extended garage, the level of parking will be satisfactory to serve the proposed development.

Conclusion:

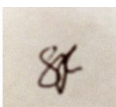
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	3 July 2026
Earliest date for decision:	16 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	9.7.26

PLANNING CONSTRAINTS/STATUS

Countryside

Local Wildlife Site – Bearwood Estate – Woods and Lakes

Ground Maintenance Boundary – Amenity Greenspace

Landscape Character Assessment 2019 - Bearwood Wooded Sand and Gravel Hills

Listed Building - Bearwood College (Royal Merchant Navy School)
National Historic Parks and Garden – Bearwood College
Winnersh Ward
Barkham & Arborfield Ward