

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251027
Site Address:	The Pheasantries, Church Lane, Arborfield, Wokingham, RG2 9JA
Expiry Date:	25 November 2025
Site Visit Date:	29 October 2025
Proposal: Householder application for the proposed erection of three single-storey rear extensions.	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
223166	Application to vary condition 3 of planning consent 212356 for the proposed erection of a two storey rear extension, plus changes to fenestration. Condition 3 relates to the external materials and the variation is to allow the use of grey slate instead of clay tiles.	Approved: December 2022
212356	Householder application for the proposed erection of a two storey rear extension, plus changes to fenestration.	Approved: September 2021

CONSULTATION RESPONSES
Internal
WBC Highways – No objection WBC CIL – No comments
External
Berkshire Archaeology – No objection

REPRESENTATIONS

Arborfield & Newland Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	Two letters received in support of the proposal

APPRAISAL

Context: The application site is located outside of development limits, in the countryside. Church Lane comprises of two storey dwellings which are characterised by having large, open, and spacious plots. The host dwelling was recently subject to the erection of a two-storey rear extension, approved through application 212356. This application seeks to further development the property, through the enlargement of the ground floor footprint to the rear.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

There would be no inappropriate encroachment into the countryside as a result of the proposed development, with the extension largely contained within the general envelope of the existing built form. Furthermore, the scale of the proposal is considered appropriate in the context of the site, which benefits from a generously sized plot. As the property sits within a street scene characterised by other substantial two-storey dwellings, the proposed extension would not appear out of keeping or visually incongruous within its surroundings.

Overall, the additional bulk from the proposed development would not harm the countryside setting and the proposal is therefore considered to comply with Policy CP11 of the Core Strategy.

Character of the Area: The proposed development, comprising three single-storey rear extensions, has been carefully designed to respect and enhance the character of

the existing property. The extensions are modest in height and sensitively positioned along the rear elevation, ensuring they remain visually subordinate to the main two-storey dwelling.

Further to the above, the design adopts matching brickwork and fenestration, ensuring the additions appear as a well-integrated development to of the original structure, which as stated above, has previously been enlarged.

With regard to the impact on wider character, the modest scale of the enlargements and their inconspicuous position to the rear of the host dwelling would restrict any views of the development from public vantagepoints. The extensions would therefore have negligible street presence as a result.

Overall, it is considered that the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The extension towards the western boundary would increase the run of built form adjacent to Woodpeckers, however, mitigating factors such as the remaining separation distance between the properties, the modest height of the extension, and the generous size of the two plots, would all sufficiently limit any impact upon the neighbouring site. The other enlargements would be positioned sufficient away from neighbouring plots, thus safeguarding neighbouring occupants from any adverse impact.

Highway Access and Parking Provision: No objection has been raised by WBC Highways.

Ecology: An emergence bat survey carried out on the property confirms it is in use as day roosts for common pipistrelle (*Pipistrellus pipistrellus*) bats. The LPA are satisfied with the survey effort and its conclusions, thus raise no objection to the development subject to an EPSL being obtained from Natural England prior to the commencement of any development affecting bats.

Archaeology: Following consultation with Berkshire Archaeology, it has been concluded that the scale of works being undertaken would not justify mitigation in this location. Nonetheless, an informative has been added to advise the applicants on the steps to take if any archaeological remains are discovered during the development.

Conclusion: For all the above, the proposal is acceptable, and the application is 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:	Yes
Recommendation:	Approve
Date:	13 November 2025
Earliest date for decision:	23 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	17 November 2025

PLANNING CONSTRAINTS/STATUS

- *Countryside*
- *Bat Roost Habitat*
- *Archaeological Site*