

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250934
Site Address:	46 Bearwood Road, Barkham, Wokingham, RG41 4SY
Expiry Date:	11 June 2025
Site Visit Date:	16 May 2025
Proposal: Householder application for the proposed first floor rear extension, new first floor dormer window, new front porch and changes to fenestrations.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone

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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
030120	Proposed single storey rear extension to dwelling to form conservatory and pitched roof on existing rear extension.	16 June 2003
961333	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory	Approved - 30 April 1996
44310	First floor side extension to form room and bathroom for handicapped person	12 May 1995
242259	Construction of single storey extension consisting of study, utility room, cloakroom and	26 September 1985

	garage with new road access	
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC Ecology – No comment

External

None

REPRESENTATIONS

Parish/Town Council	Barkham PC – objection regarding the loss of greenery on site
Ward Member(s)	No comments received
Neighbours	358a Barkham Road – Objection regarding the loss of greenery on site

APPRAISAL

Site Description:

This application relates to a two-storey detached property on a corner plot in the limited development location of Barkham Hill.

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:

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 proposed two storey rear extension would have a dual gabled roof and would be set on the footprint of the existing property. The proposal would be set down from the ridge of the main roof and the materials used are to be in keeping with the existing dwelling, due to these factors it is not deemed that the proposals would adversely

impact the character of the area.

The replacement dormer at the front of the property would be set down from the main ridge, would be set in from the eaves of the host property and link into the existing larger front dormer. The proposal is clearly subservient to the host property and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The views offered from the fenestration proposed on the rear and front elevations would be similar to that shared from the existing arrangement, therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

Loss of Light and Overbearing:

Although the proposals will be immediately adjacent to the side boundary with number 44 Barkham Road, the eaves of the gable are set down from the eaves height of the main roof, and the ridge is significantly lower than the main ridge line of the house. This heavily mitigates any impact on loss of light and overbearing to number 44. Additionally, the closest window at number 44 on the rear elevation would be approximately 3.21 metres away from the first-floor extension at its closest point. This satisfactory separation distance means that the light into that window will not be adversely affected, clearly passing the 45-degree rule set out in the borough design guide.

Overall, it is not deemed that there would be a negative impact on neighbouring amenity regarding loss of light and overbearing.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections, the current parking provision is sufficient to serve the proposed development.

Landscape and Trees:

There are two objections raised regarding the removal of pre-existing trees on the application site. As there are no protected trees on the site, the council cannot control or comment on what trees may or may not have been removed prior to or during this application process. The applicant is free to remove or prune any un-protected trees on the site.

Ecology:

The WBC Ecology officer has not commented on this application. However, as the submitted PRA found that the property had a negligible potential for hosting roosting bats, it is deemed that the risk of this proposal harming the protected species is minute.

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:	Yes/No/Not required
Recommendation:	Approve
Date:	5/6/25
Earliest date for decision:	10 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	05.06.2025