

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250711
Site Address:	7 Broom Grove, Barkham, Wokingham, RG41 4TX
Expiry Date:	29 May 2025
Site Visit Date:	14 April 2025
Proposal: Householder application for the insertion of a first-floor side window. (Retrospective)	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Limited Development Locations (Barkham Hill)
Landscape Character Assessment Area

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 TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Barkham Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

No relevant planning history.

CONSULTATION RESPONSES

Internal

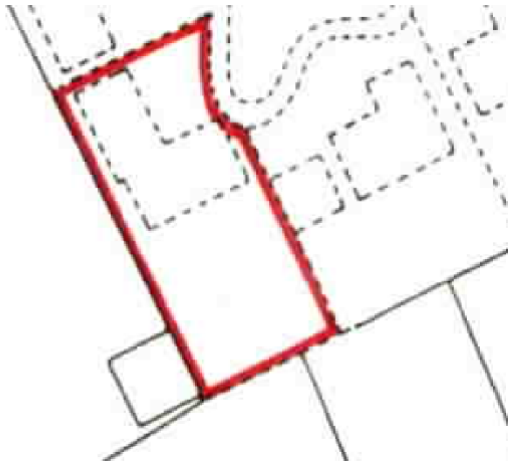
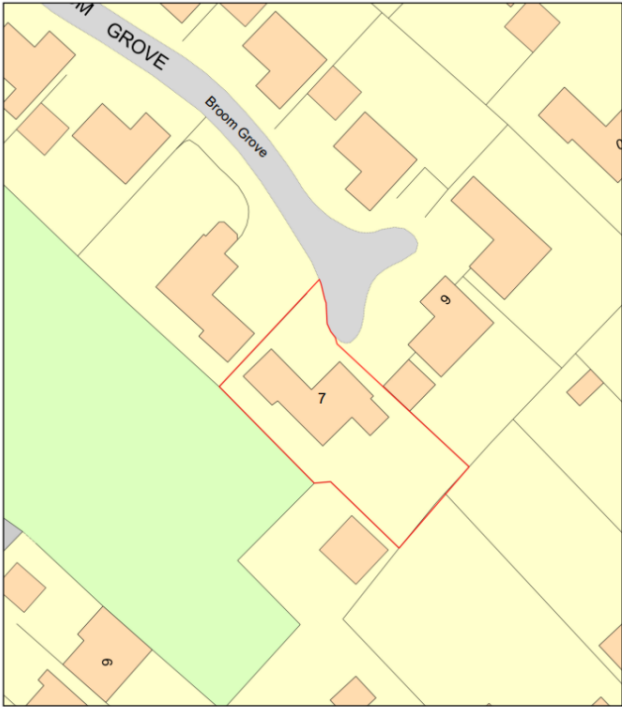
WBC Enforcement – No comments received.

External

None consulted

REPRESENTATIONS

Parish/Town Council	Barkham Parish Council - No comments on this application.
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Ward Member(s)	No comments received.
Neighbours	Neighbour 319 Barkham Road commented that they have no objection to the window itself. However, the location and block plans used to apply, contain inaccurate representations of the boundary between 7 Broom Grove and 319 Barkham Road. Officer comments: <i>The officer has noted their comments. However, the Council does not get involved in boundary disputes and this is a matter beyond the remit of planning. Nevertheless, these comments were passed onto the applicant, and the red line location boundary was updated so it matches the Land Registry (refer to Fig. 1 and 2 below).</i>  <u>Fig. 1 – shows the Land Registry parcel for 7 Broom Grove.</u>  <u>Fig. 2 – shows the red line Location Plan for 7 Broom Grove.</u>

	<i>As the revised Location Plan matches the Land Registry details for the property, this sufficiently indicates that the correct land ownership certificate has been served for the purposes of this application.</i>
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APPRAISAL

Site Description:

The application site is a two-storey detached house with a setback attached double garage along Broom Grove in the village of Barkham. The street is made up of a variety of detached houses with double garages that sit back from the quiet cul-de-sac with open front gardens.

The host dwelling is made out of brick and has a tiled roof with a solid arch above the windows. The house has an attractive front first floor window and a small canopy roof in front of the blue front door. The dwelling has a driveway to the side allowing the parking of two cars.

Proposal:

The proposal is for the insertion of a first-floor bedroom side window. The proposal is retrospective.

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.

Design and Character of the Area:

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.

The new window matches the existing windows in terms of appearance and design. It maintains the character by constructing a solid arch above and below the window which the other windows have. Additionally, the insertion of an uPVC window with a white frame matches the windows of the rest of the house. The new window matching the existing window is consistent with the aesthetic of the original construction of the house and will be secured via the approved plans.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character. The proposal would meet the recommendations of the Borough Design Guide and is in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Policy CP3 states that the development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The window is a secondary opening to a bedroom and is slightly larger in size to the adjacent bathroom window. The addition would not be a principal window to a main habitable room and as it overlooks a green space there will be no loss of privacy or result in harmful overlooking.

Loss of Light:

The proposed development would not result in loss of light to neighbours above and beyond the pre-existing layout as the proposal is not resulting in an increase in the footprint above and beyond the existing built form.

Overbearing:

There will be no overbearing concerns beyond the pre-existing-built layout. As the proposed development is not increasing the built footprint there will be no overbearing impacts to neighbours.

Amenity Space:

As the proposal will not increase the built footprint, the application sites amenity space will not change.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

The site has been identified to be located within an area that could host potential bats. However, as the proposed development is for the insertion of a new window and does not involve works to the main roof or any demolition works, a bat survey is not needed in this instance.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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:	n/a
Recommendation:	Approve subject to conditions: 1. Approved details
Date:	15 May 2025
Earliest date for decision:	26 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/05/25