

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250570
Site Address:	338 Barkham Road, Barkham, Wokingham, RG41 4DE
Expiry Date:	6 May 2025
Site Visit Date:	7 April 2025
Proposal: Householder application for proposed single storey side and rear extension along with alterations to the existing roof and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Limited Development Location
Great Crested Newt Consultation Zone
Site Allocations
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Green Routes and Riverside Paths 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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Barkham Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

No Planning History

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC CIL – No comments received
WBC Ecology -

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	336 Barkham Road, Wokingham, Berkshire RG41 4DE – Mr and Mrs Anthony Peters <i>No objection.</i>

APPRAISAL

Site Description:

The application site is detached chalet bungalow towards the northern side of Barkham Road. The scale, build and style of properties along Barkham Road is quite diversified ranging from two storey dwellings to varying types of Bungalows. The property is set back from the main highway allowing for a substantially large gravelled front driveway with limited simple vegetation. The site has capacity to fit at least three cars minimum.

The existing dwelling has white external bricking with white fenestrations detailing and dark brown hanging tiles to form a pitched roof.

Proposal:

Planning permission is being sought for the erection of a single storey side and rear extension along with alterations to the existing roof and changes to fenestrations.

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.

Design/Character of the Area:

In terms of policy CP3 'General Principles for Development', point (a) states that proposed developments should be of an appropriate scale, mass, layout, built form, height, materials and character to the area together with a high-quality design. The proposed development matches the existing activity and character of the area.

The Borough Design Guide also provides guidance on well designed side extensions:

- Primary considerations are impact upon neighbourhood and upon street scene and local character.
- A 1 metre gap should be maintained between the physical build itself and the site boundary.
- Side extensions should generally not project forward of the building line on the street frontage(s).

In terms of rear extensions, the Borough Design Guide states these should not project more than 4m from the main rear wall. It also states that the maximum eaves and ridge height should be no more than those of the existing property.

The overall character and design of the area of Barkham road is a mixed of housing types, style and design. It is also varying in projections and depth of individual properties. There is not a unified building line present on Barkham Road, due to lack of unity shown on Barkham Road it is not considered that a depth projection exceeding that of 4 m will be monstrous.

The proposed rear extension would project beyond the rear wall of the original dwelling by 8.09 m in depth and would measure around 6.24 m in height. The proposal deviates from the advisory measurements and standing of the BDG and Core strategy plan. There is also a change in ground level on the property so the height of extension will also need to account for this. The proposed extension is set in from the side boundaries by 1.5 to 2 metres in distance. However, the eaves and ridges of the roof match those of the original dwelling roof, while this is not usually what is advised, the proposed extension is at the rear of the property it is not considered that this would have adverse implications on the style and character of the property. It is also not considered this would implicate the street scene of the area as there would be limited visibility to the front from the back.

The proposed side extension would not exceed the front elevation or the front building line as it is mainly focused on the rear/side so it would have limited visibility to the front of the property. A separation distance exceeding that of metre will be maintained from either side elevations of the extension. Overall, it conforms with BDG criteria in terms of side extensions.

In terms of external materials, these are to match the original dwelling, and this will be secured via condition.

While there is some deviation from the the criteria of the BDG for certain aspects of the development, it is not believed that these would significantly detract from the overall character and main functions of the property as it currently stands.

Neighbouring Amenity:

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

Overlooking:

It is shown on the plans and elevations that there are some high positioned windows on the western elevation. However, the existing boundary line and matured vegetation along the western boundary will alleviate a large proportion of overlooking implications. Therefore, it is not considered that there would be substantially harmful overlooking implications.

Loss of Light:

A 45 degree horizontal test was performed from the nearest habitable room window from 336 Barkham road and the rear extension fails this test as it does have a degree of limitation on the availability of light for that neighbour. However, a vertical 45 – degree test was also performed on the application site from the 336 Barkham Road, as advocated by the British Research Establishment publication “Site layout planning for daylight and sunlight: a guide to good practice (BR 209 2022 edition)”. This vertical 45 degree angle line was not breached for rear extension proposed (refer to extract below). The design of the roof of the proposed extension shows that it is sloping upwards towards the east side. As it is not another box gable roof it will not completely block out sunlight to the immediate neighbour.

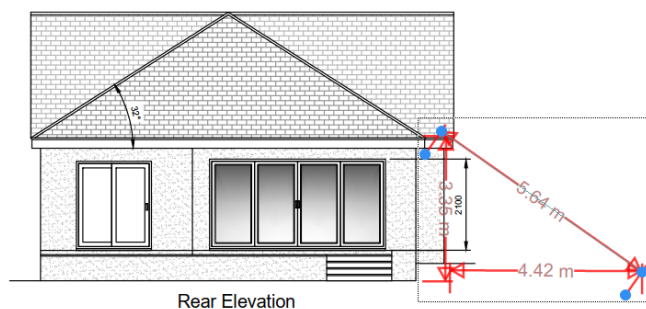


Figure 1: Annotation to show 45 degree angle in relation to rear ground floor of neighbouring property.

It is also noted that there are two low lying side windows present on 336 Barkham Road, however these windows are positioned more in line with the front elevation of 338 Barkham Road therefore it is not considered that this would be impacted by the rear/side extension proposed.

Overbearing:

The proposed rear extension would exceed that of the rear building line of 336 Barkham Road but there is no unified building line present along the road. The extension exceeds a distance of 1 metre from either side boundary so there would be limited overbearing implications and the matured vegetation around boundary would also help prevent any overbearingness. Moreover, the proposed rear extension would have a shallow pitched roof that would slope away beyond the property boundary line with No. 336. Hence, while it would be seen from rear windows and garden of No. 336, it

wouldn't be so overbearing as to represent an excessive physical presence that would detract from the amenities of this neighbouring property.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

The proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The existing level of parking will be retained and this is considered acceptable.

Landscape and Trees:

Policy CC03 of the MDD states that development should protect and retain existing trees, hedges and other landscape features.

WBC Tree's and Landscape officer have reviewed the proposal and have concluded that they have no objection to the proposed development. The application form states no trees or hedges need to be removed or pruned in order to carry out the proposal and parking will not change. Given the Green Route status, green infrastructure is important in the scheme to allow it to comply with policies such as CC03, CP3 and TB21.

Ecology:

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

WBC Ecology Officer has reviewed the proposal and concluded that they have no objection to the proposed development. A bat informative will be attached to the decision notice to explain that should evidence relating bats residing within the property are found they should halt all work and consult an ecological professional.

Conclusion:

In consideration of the assessment made above, the proposal is considered acceptable and 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, 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:	Not required
Recommendation:	Approve subject to conditions: 1. Full Planning Permission – 3 years 2. Approved Details 3. Materials
Date:	28 April 2025
Earliest date for decision:	2 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/04/25