

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251553
Site Address:	7 Surrey Cottages, Forest Road, Binfield, Wokingham, RG40 5SD
Expiry Date:	22 September 2025
Site Visit Date:	8 September 2025
Proposal: Householder application for the proposed single storey side extension.	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Countryside
Landscape Character Assessment Area
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 CP7 – Biodiversity CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking Local Character and Areas of Special Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
151581	Proposed erection of a first-floor rear extension	Approve

	to dwelling, to include alterations to existing roof and increase in height of existing chimney.	15th April 2015
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CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Landscape and Trees – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: A semi-detached dwelling with a gravelled driveway for off-street parking located in designated countryside.

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 in Countryside where Core Strategy Policy CP11 applies and states that proposals outside of development limits will only be permitted that do not lead to excessive encroachment or expansion of development away from the original buildings. Furthermore, proposals outside development limits will not normally be permitted except where it contributes to and/or promotes recreation in, and enjoyment of, the countryside.

Proposal: Proposed single storey infill side extension to facilitate a WC and main entrance parallel with the principal elevation. It will have 2 no. rooflights, a pitch roof, and measure approximately 3.6m in height, 2.2m in width and 4.3m in depth.

Location in Countryside

The site is in Countryside and Core Strategy Policy CP11 states that to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside;

and

2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and

3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or

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

5) In the case of replacement dwellings, the proposal must: i) Bring about environmental improvements; or ii) Not result in inappropriate increases in the scale, form or footprint of the original building.

6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building.

7) Affordable housing on rural exception sites in line with CP9.

In this case, the proposal would not promote recreation or facilitate the increase of rural enterprises. However, not result in an inappropriate increase in the scale, form or footprint of the original building. Therefore, although the scheme does not fully comply with CP11, it would not cause significant harm to the Countryside. Furthermore, this is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the limited expansion of the original building.

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 Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- Front extensions should not project significantly forward of the building line.

The site is located on Forest Road within the parish of St Nicholas Hurst, in the Borough of Wokingham. This area is semi-rural, characterised by a mix of residential properties, open green spaces, and agricultural land. The surrounding landscape includes both open countryside and built form, reflecting Binfield's transition between rural surroundings and suburban development.

- In this case the proposal would be single storey, set back 3.3m from the principal elevation and be located 1m from the side boundary. Therefore, it would not be overly prominent when viewed from the public realm and would not harm the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy.

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: There are no windows proposed on the side elevation and no concerns related to overlooking.

Loss of Light: The 45-degree angle test is advocated within the *British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen in Figure 1, the horizontal test is marginally breached in relation to the nearest habitable window at no 6 Forest Cottages. However, the vertical 45-degree angle test is complied with. Therefore, there would be no significant increase in overshadowing.

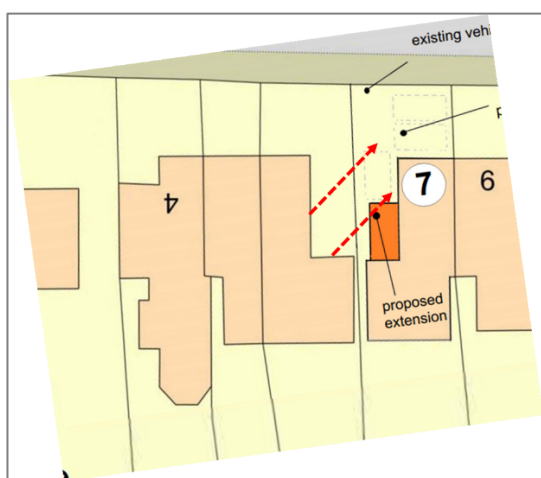


Figure 1 Horizontal 45-degree angle test from nearest habitable room windows at no. 6

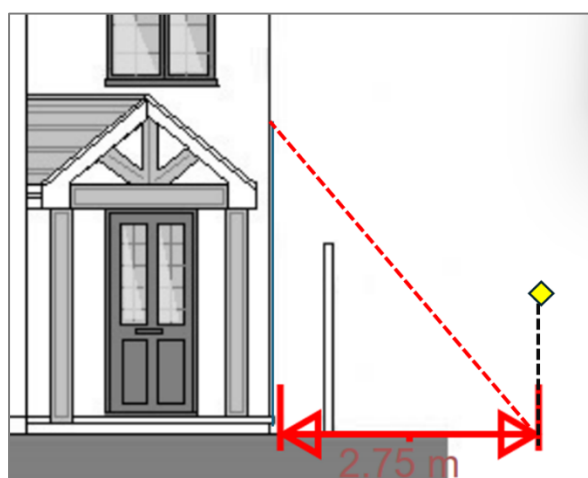


Figure 2 Vertical 45-degree angle test

Overbearing: There are no concerns relating to overbearing due to the limited scale of the development and neighbours still have access to open amenity space.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *"The existing dwelling has four habitable rooms. The proposed plan indicates no change in the numbers of habitable rooms on ground floor. Three driveway parking spaces of dimensions 3.4m x 2m or 4m x 2m are indicated on the block plan."*

According to the WBC Car Parking Standards, the development of such scale in Village location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway will not have sufficient spaces to accommodate three parking of suitable dimensions. However, as only two parking spaces are required, the proposed driveway is acceptable. No negative impacts on abilities for cycle storage are expected, which is acceptable."

Landscape and Trees: The Trees Officer raises no objection and has commented: *"There are no tree or landscape objections to the proposed extension. It will not cause any additional harm to the Green Route; Forest Road is designated, therefore not contrary to Local Plan Policy CC03."*

Planning Balance and Conclusion

In this case the proposal does not fully comply with Policy CP11 because it does not promote recreation in, and enjoyment of, the countryside. However, this is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the limited scale of the development.

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
Recommendation:	Approve
Date:	18 September 2025
Earliest date for decision:	23 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/09/25