

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261290
Site Address:	100 Barkham Ride, Finchampstead, Wokingham, RG40 4EN
Expiry Date:	23 July 2026
Site Visit Date:	20 July 2026
Proposal: Householder application for the proposed erection of a single storey front extension to form porch and a single storey rear extension along with changes to fenestration following demolition of existing conservatory.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP8 – Thames Basin Heaths Special Protection Area 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 CC07 – Parking TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
23765	Erection of a 4-bedroom detached chalet type dwelling	Approved 1 st July 1985
122177	Application for a certificate of lawfulness for the erection of a single storey rear extension,	Application Withdrawn

	conversion of existing garage to habitable accommodation, and alterations to existing front entrance with creation of open porch.	29 th March 2012
120272	Proposed conversion of existing garage into additional habitable accommodation, erection of a single storey front extension to form entrance porch, single storey side/rear extension following demolition of existing conservatory.	Approved 16 th August 2012
161619	Householder application for the proposed erection of a part two storey side/rear, part single extension with addition of front dormer, single storey front extension to form front entrance porch.	Approved 19 th August 2016

CONSULTATION RESPONSES

Internal

WBC Property Services- No comments received

WBC Digital Solutions Scanning- No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council raises no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site comprises a two-storey detached dwelling with associated parking and landscaping located within a residential area of Wokingham. Situated along Barkham Road, the site forms part of a mixed street scene characterised by a range of dwelling types, and architectural styles, with no single prevailing form of development.

Proposal: This application seeks permission for the proposed erection of a single storey front extension to form porch and a single storey rear extension along with changes to fenestration following demolition of existing conservatory.

The proposed front porch extension will approximately be 1.4 meters in depth, 3.5 meters in height and 3 meters in width. The proposed rear extension will be approximately 5 meters in depth, 5 meters in width and 3.6 meters in height. The proposed extension would be positioned on the footprint of the existing conservatory, which is to be demolished, and would provide a new kitchen space.

Planning History: The application site was originally approved under application 23765 on 1 July 1985 for the erection of a four-bedroom detached chalet-style dwelling. Application 122177 for a Certificate of Lawfulness in respect of a single-storey rear

extension, garage conversion and alterations to the front entrance was withdrawn on 29 March 2012. Subsequently, planning permission was granted under application 120272 on 16 August 2012 for the conversion of the existing garage to habitable accommodation, the erection of a single-storey front extension to form an entrance porch, and a single-storey side/rear extension following the demolition of the existing conservatory. Permission was later granted under application 161619 on 19 August 2016 for the erection of a part two-storey side/rear and part single-storey extension, together with the addition of a front dormer and a single-storey front extension to form an entrance porch.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

100 Barkham Ride and the surrounding area comprise residential development of varied

character, style and design. Dwellings situated within this locality are generally set back from the highway and benefit from vast amenity space. R23 of the Borough Design Guide (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The proposed extensions have been carefully designed to relate well to the host dwelling. The front porch is set below the eaves height of the existing dwelling, ensuring a subordinate appearance. Whilst the porch projects forward of the original front elevation and does not fully accord with the Borough Design Guide (BDG), which advises that front extensions should not project significantly beyond the established building line, it is considered acceptable in this instance due to its modest scale, and limited visual impact within the street scene. Additionally, the porch is approximately 13 meters from the boundary and contains no additional windows, therefore, the porch would not appear unduly prominent or harmful to the character of the dwelling or surrounding area.

The proposed rear extension will be positioned approximately 0.6 meters away from the boundary of Squirrel Lodge, whilst not complying with the Borough Design Guide (BDG) in terms of separation distances, in this instance, the proposed rear extension follows the established building line of the host dwelling and contains no additional windows to the side elevation which faces Squirrel Lodge. The proposed extension would not create an unacceptable terracing effect and would remain consistent with the area's spatial character. Furthermore, the roof design of the proposed extensions has been designed to match the existing ensuring visual continuity and integrate within the street scene.

Given the locality and the modest size plot, the proposed development would appear as a sympathetic and subservient addition to the host dwelling, and the development will utilise materials that match the existing, further enhancing visual continuity.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a "high standard of amenity for existing and future users". This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The application site is situated on a modest size plot. As aforementioned, the Borough Design Guide (BDG) emphasises that developments must make effort to retain adequate levels of amenity space to ensure visual privacy. As mentioned, whilst part of the proposal projects outwards at the front, the development is approximately 13 meters away from the highway and contains no additional windows to the front elevation.

Whilst the rear extension has been built to the boundary, it follows the established building line of the host dwelling, and no windows are proposed on the side elevation that overlooks Squirrel Lodge. As such, both elements of the proposal do not overlook any private amenity areas of neighbouring dwellings such as garden space or patios therefore the proposal does not give rise to any concerns relating to loss of light, overbearing or overlooking.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The application form states that no changes to parking are to be made. As there is no change in level of driveway parking available, and no off- street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	21 July 2026
Earliest date for decision:	19 June 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	22.07.2026