

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250410
Site Address:	Windwhistle, Reading Road, Arborfield, Wokingham, RG2 9HN
Expiry Date:	30 May 2025
Site Visit Date:	20 May 2025
Proposal: Householder application for the proposed erection of a part single, part two storey rear extension, erection of first floor front/side extension, alteration to roof form of existing ground floor protrusion, erection of front porch, plus the erection of an outbuilding to create an annexe, following the demolition of the existing single storey rear extension and existing outbuilding.	

PLANNING CONSTRAINTS/STATUS

Countryside
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Green Routes

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition

WBC Highways – No objection subject to a condition
WBC Landscape and Trees – No objection
WBC CIL – Request further information
WBC Ecology – No comments

External

None

REPRESENTATIONS

Arborfield & Newland Parish Council	No objection to the main works, however, raises concern to the conversion of the existing outbuilding
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application dwelling forms part of a small row of houses on the northern side of Reading Road in Arborfield. The dwelling is surrounded by open fields, synonymous with its countryside designation.

This application seeks planning permission for a number of extensions, additions and alterations to the existing dwelling. In summary, these include the following:

- The erection of a front porch.
- The erection of a pitched roof over the existing flat roof of the ground floor protrusion.
- The erection of a first-floor front/side extension.
- The erection of a part single, part two storey rear extension.
- The erection of an outbuilding to the rear of the property.
- Changes to external materials and finishes.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

There would no inappropriate encroachment into the countryside resulting from the development, with the proposed works largely being within the envelope of existing built form. The proposal would also be of an appropriate scale within the context of the site, which forms part of a street scene that is characterised by large two storey dwellings.

With regard to the outbuilding, whilst this would be located relatively far from the original property, it would be replacing an existing outbuilding in the same location and therefore is not considered to represent excessive encroachment into the countryside.

In line with the above, the additional bulk from the proposed development would not harm the countryside setting and the proposal is therefore considered to comply with policy CP11 in this respect.

Character of the Area: As set out in further detail above, the proposed works are extensive, comprising a number of enlargements and alterations to the existing dwelling. Nonetheless, when taking a general view of the proposed development, it is not considered that the works would fundamentally alter the character of the dwelling, especially when viewing the principal elevation of the property. In this respect, the sites contribution to the street scene would not significantly change as a result of the development.

The works to the front of the property include the erection of a modest first floor extension, an alteration to the roof form of the existing ground floor protrusion, plus the addition of a new front porch. It is considered that these changes would enhance the appearance of the dwelling, creating a more cohesive frontage, by virtue of removing the discordant form of development currently present through the flat roof protrusion.

To the rear of the property, a large, part single, part two storey extension is proposed. At first floor level, this consists of a double hipped protrusion, with a central valley between, while at ground floor level, a standard mono pitch design has been implemented. Despite adding notable mass to the rear of the dwelling, the extension would not have a significant street presence. Limited views of this component of the development would be available from the public footpath running parallel to the front boundary of the site, however, there would be negligible impact on the wider character of the area.

The first-floor enlargements at both the front and rear of the property are notably set down from the ridge of the host property, helping to provide the visual sense of subservience that is of importance given the relatively large scale of the development.

The outbuilding would have a maximum height of approximately 4.15 metres, which although large for a domestic outbuilding, would be situated adjacent to the eastern

boundary and would be well screened from public view, such that it would not impact the wider character of the area.

With regard to external materials, these represent a contemporary style, with emphasis on the large expanses of grey composite cladding proposed. This would be a notable departure from the more traditional style of the existing dwelling, however, would be commensurate with the high degree of personalisation that can be seen within the street scene.

The development as a whole would increase the size of an already substantial dwelling. Nonetheless, the property is sited on a road whereby large two storey properties are the commonality. Consequently, the development is considered to be entirely synonymous with its context and would not be out of character with regard to size.

Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy in this respect.

Annexe Accommodation: The proposed outbuilding would facilitate a bedroom and associated shower room. Due to the size and location of the outbuilding, combined with lack of independent facilities, it is unlikely to be used as a separate residential unit. Nonetheless, a condition has been included to ensure it remains used ancillary with the host property.

Neighbouring Amenity:

Overlooking: There are 2no. first floor side windows proposed. The window on the eastern elevation serves a bathroom thus poses no overlooking concerns. The window on the western elevation faces an open field, thus also poses no concern in this respect. The first-floor windows on the rear elevation would provide oblique views of the adjacent site, however, this would not result in direct overlooking.

Loss of Light: The proposed scheme has been carefully designed to reduce impact upon the adjacent property 'Homestead', primarily through compliance with the 45-degree test for loss of light. This demonstrates how the rear extension would not be in breach of the closest first floor window of the neighbouring property, which serves a bedroom. The single storey component would be within the 45 degree line of sight, however, given its modest scale, this would not adversely affect the adjoining site in respect of light loss.

Overbearing: The rear extension would only slightly extend beyond the rear of the neighbouring property, thus mitigating the sense of enclosure experienced by the neighbouring site.

Highway Access and Parking Provision: The proposal would result in additional habitable rooms and the replacement outbuilding would provide some annexe accommodation. WBC Highways raise no objection to the development on the basis that the outbuilding will remain ancillary to the main dwelling. The existing level of parking meets WBC parking standards and is therefore considered acceptable to serve the development

Flooding and Drainage: The development is proposed in Flood Zone 1. The Drainage Officer recommends a condition that no development shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LPA. However, this condition is considered to be too onerous when compared with the scale of the development, plus the fact the site would retain a more than sufficient amount of permeable land to the north. As such, the condition is not necessary.

Landscape and Trees: The application form states that no trees or hedges need to be removed or pruned to carry out the proposal. Images and site-specific information indicate this to be the case. Accordingly, no objection has been raised by the Landscape & Trees Officer.

Ecology: A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that all the buildings surveyed have negligible habitat value for roosting bats, hence additional surveys are not deemed necessary. An informative is recommended to advise what measure should be undertaken if bat roosts are found in the building.

Conclusion: For all the above, the proposal is acceptable, and the application is 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
Date:	23 May 2025
Earliest date for decision:	27 April 2025

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	23 May 2025