

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251452
Site Address:	5 Walden Avenue, Arborfield, Wokingham, RG2 9HR
Expiry Date:	15 August 2025
Site Visit Date:	26 June 2025
Proposal: Householder application for the proposed erection of a single storey front and rear extension along with changes to fenestration following demolition of existing rear extension and outbuilding.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Ordinary Watercourses Consultation Zone
Ordinary Watercourse
Great Crested Newt Consultation Zone Minor

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 CP8 – Thames Basin Heaths Special Protection Area 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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development

	TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM12 - Sustainable Transport Movements DM13 - High Quality Design of Minerals and Waste Development DM14 - Ancillary development DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles/ SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C4 – Green and blue infrastructure and public rights of way FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Arborfield and Newland Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
250320	Householder application for the proposed single storey rear extension, front porch, changes to fenestration and removal of the existing outbuilding, en-suite and rear extension.	Approved 09/06/2025
081308	Application for submission of details to comply with conditions 5 of planning consent F/2008/1183. Conditions are as follows: 5 Bat Survey to take place.	Approved 17/10/2008
080316	Proposed erection of first floor extensions and insertion of dormers to extend the existing first floor accommodation.	Approved 17/07/2008

082549	Proposed erection of two storey front and two storey rear extensions plus raising of roof with front and rear dormer extensions to create a first floor.	Refused 25/03/2008
24209	Single storey rear and side extensions to provide a sunlounge, kitchen and dining room.	Approved 05/09/1985

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to condition.
WBC Highways – No objection.
WBC Landscape and Trees – No objection.
WBC CIL – Not CIL liable.
WBC Ecology – No objection.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a detached bungalow located on the eastern side of Walden Avenue, Arborfield. The application site is located outside settlement limits within designated countryside.

The property is set back from the road behind a lawned area and driveway to each side providing off-street parking. There are two adjoining neighbours and open countryside to the rear.

The road comprises a range of property types including bungalows, chalet-style bungalows, two-story detached and semi-detached properties. There is no uniform appearance to the design and age of properties along the road with many having undergone alterations and extensions in a variety of forms.

Typical materials include brick, hung tiles, timber cladding, render, and brick and timber detailing.

Proposal:

This application seeks approval for the removal of the existing kitchen, rear bedroom and outbuilding, and the erection of a single-storey rear extension with a hipped to flat roof form, and the erection of a single-storey front/side extension.

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 outside of settlement limits where in order to protect the separate identity of the countryside and maintain the quality of the environment proposals must comply with Core Strategy Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

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

The other parts of CP11 are not relevant here.

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed single-storey front/side extension would measure approximately 5.5m in width and 5.4m in depth.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

CP11 states that proposals outside of development limits will not normally be permitted except where 'It does not lead to excessive encroachment or expansion of development away from the original buildings'.

Page 57 of the BDG states that the overriding consideration of front extensions in all cases will be the impact on the street scene and local character.

The front/side extension would effectively infill space between the existing bedroom and living/dining room. It would not encroach the existing principal building line or flank elevation. The front elevation would include a bay window to replicate the existing two bay windows in the front elevation. The introduction of an additional bay window balances the property frontage and unifies the extension with the main house. R4.11 of the BDG states that 'the design of the proposed extension must be well considered and should complement the existing building, either by adopting its style, or by a carefully considered contrast'. The additional bay window maintains a traditional design approach that would not be obtrusive within the street scene.

The front/side extension would have a hipped to flat roof form which would tie into the replacement roof above the existing garage and rear extension. The design creates a cohesive design with a seamless continuation across the property frontage.

RD4 of Section 8 of the BDG (Rural and settlement edge) states that 'New development must be carefully composed in relation to important views into or out of a village, so that the setting of the village in the landscape is maintained or enhanced'. The proposed hipped to flat roof form would be of a similar height to the existing mono-pitch roof forms above the garage and side extension. This would retain views into and beyond the plot to the green backdrop of the open countryside of Pudding Lane Nursery beyond. Therefore, the proposed changes would not appear obtrusive and would not impact the character of the countryside setting.

The proposed open sided porch would be a relatively minor change to the property frontage and would comprise a flat roof canopy with open sides and would not encroach the principal building line. There is no prevailing character to the design or form of front entrances along Walden Avenue, therefore the addition of a porch canopy would have a neutral impact on the character of the main house and local area.

The proposed single-storey rear extension would protrude approximately 6m from the original rear building line. Although this exceeds the recommended maximum 4m outlined in the BDG, the existing rear bedroom and kitchen would be removed to facilitate the development. The rear extensions as existing protrude approximately 3.68m from the original rear building line and would align with the existing flank walls. There would be limited views of the rear extension from the public realm due to the close proximity of both side properties and the dense trees and hedging along the shared boundaries. Therefore, the erection of the proposed rear extension would have no adverse impact on the character of the host dwelling and street scene.

The proposed materials include brick, render and clay tiles to match the main house which are acceptable.

In summary, the proposed extension would be contained within the flank walls of the existing property, would not encroach the principal building line and would not amount to excessive or inappropriate increases in scale or footprint away from the original building, in accordance with Core Strategy CP11.

Neighbouring Amenity:

Overlooking:

There is one rooflight proposed at ground floor level to serve an en-suite bathroom. As this is a non-habitable room and the adjoining property (no. 3) is a bungalow, there are no adverse overlooking impacts that would be generated.

The fenestration proposed in the rear elevation would be at ground floor level and as there are no neighbouring properties located to the rear of the site, no detrimental loss of privacy impacts would be generated.

Loss of Light & Overbearing:

The single-storey front extension would align with the front building line of the existing front bedroom. The side wall of the extension would align with the existing southern flank wall which would be approximately 1m from the shared boundary. The extension would encroach the front building of no. 7, however, this would be marginal and as the closest built form of no. 7 is a garage, there would be no adverse overbearing or overshadowing impacts to the occupiers.

The single-storey rear extension would protrude approximately 6m from the rear from the original house. Page 56 of the BDG states that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary'. It is acknowledged that the proposed rear extension would exceed this guidance and extend close to the boundary. However, the extension has been designed with a hipped to flat roof form. This form of roof is less intrusive than a pitched or mono-pitch roof form and creates a softer, more gradual transition in height, with a lower overall maximum height. The proposed eaves height of 2.59m are well within the maximum 3m outlined in the BDG. This would reduce the amount of shadow cast onto the neighbouring property, as well as reduce the perceived and actual bulk of the built form. This helps to maintain a more open feel and would allow more daylight to reach the adjacent property.

Whilst it is acknowledged a line of 45-degrees would be breached by the development to no. 3, the 45-degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is not considered a robust basis to refuse the scheme, given the overall height of the extension and limited roof bulk, as well as the existing neighbouring trees and hedging along the shared boundary which already cast a level of overshadowing onto the adjoining property. Therefore, any loss of light would be limited and would not generate any detrimental impact significantly beyond the existing degree shared within the setting which is acceptable.

It is acknowledged that a line of 45-degrees would also be breached to no. 7. However, the existing outbuilding which has a similar form and height to the proposed extension is already located approximately 4.5m further to the rear than the adjoining built form. The proposed extension would protrude an additional approximate 1.2m beyond the outbuilding. Therefore, the 45-degree line has already been breached, and as the occupiers of no. 7 already have views of built form close to the boundary, it is considered that although the proposed development would extend an additional 1.2m, it would be set away from the boundary (by 1m), and therefore would not result in detrimental loss of light or overbearing beyond the existing degree which is acceptable.



Figure 1: Existing outbuilding located along the shared boundary with no. 7.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms. The council's Highways officer was consulted and raised no objection to the proposal. They concluded that the existing two accesses and driveways are acceptable to serve the development.

Amenity Space:

The council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. Following the construction of the proposed rear extension, a garden length of approximately 17m would be retained. This is acceptable.

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development, however they have requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the Environment Agency mapping. Therefore, it is considered unreasonable to request further details when compared with the limited scale of the

development proposed, plus the site would retain sufficient permeable ground. Accordingly, the condition is not attached.

Landscape and Trees:

The application site is located in designated countryside and backs onto open fields which form part of Pudding Lane Nursery. The council's Trees and Landscape officer was consulted and raised no objection to the proposal. They commented:

"The site is on a cul-de-sac of mid-century style houses and single storey dwellings, most of which have been altered over time. The bungalow is set back from the road in a verdant site and a green back drop can be seen over and around the house.

There are no trees of high amenity value on the plot that will be directly impacted by the building. The additions are sympathetic to the design style of the street and will not unduly obscure the green backdrop. Overall, I suggest there will be no harm to the character of the area".

Ecology:

The application site is located in an area suitable for bat roosts and a bat survey was submitted to support the application. The council's Ecology officer was consulted and raised no objection to the proposal. They concluded *"I am satisfied that the two bat surveys support the conclusion that in the surveyed structures, neither building supports roosting bats or nesting birds"*.

Conclusion:

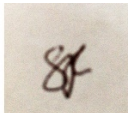
For the reasons set out above, the proposal is acceptable as it accords with local plan policy.

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:	30 July 2025
Earliest date for decision:	11 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	6.8.25