

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250954
Site Address:	The Lodge, 178 Bearwood Road, Wokingham, RG41 4SH
Expiry Date:	1 July 2025
Site Visit Date:	Not required unless objection received
Proposal: Application for the prior approval of the erection of 2 no. single storey rear extensions, which would extend beyond the rear wall of the original house by 7.98m, for which the maximum height would be 4.00m and the height of the eaves 3.80m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
231276	Application for a certificate of existing lawful development for the use of a residential dwelling house outlined in red on the attached plan and the use of the building outlined in blue for the storage of household, DIY and gardening equipment by the residents of the dwelling outline in red	Approved 13/10/2023
240935	Application for a certificate of existing lawful development for the incidental residential use of land associated with The Lodge, plus a septic tank.	Refused 10/06/2024
242499	Application for a certificate of existing lawful development for the incidental residential garden use of land associated with The Lodge (also ancillary development associated with construction of dwelling).	Approved 13/02/2025

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description:

The application site features a single storey dwelling located in Barkham, it is set back from the road and has off-street parking, plus a rear residential garden.

Land/ Property Designations:

There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).

The site is subject to wildlife and habitat designations being located in an area that holds the potential to support bat roosts. Additionally, the site is located in a red risk highly suitable habitat for great crested newts.

Consultation:

All adjoining neighbouring properties were consulted on 20 May 2025 and given the statutory 21 days to respond. No objections have been received.

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.

Conclusion:

As no objections have been received as a result of the Neighbour Consultation Scheme, the prior approval of the Local Planning Authority is not required in this instance.

RECOMMENDATION	
Recommendation:	Approve
Date:	30 June 2025
Earliest date for decision:	11 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/06/25