

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260188
Site Address:	380 Barkham Road, Barkham, Wokingham, RG41 4DL
Expiry Date:	3 April 2026
Site Visit Date:	30 March 2026
Proposal: Householder application for the proposed garage conversion creating habitable accommodation with infill front extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Limited Development Location – Barkham Hill
Bat Roost Suitability Habitat
Green Route

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
243021	Application for a certificate of lawfulness for the	Refused

	proposed erection of a front infill extension, a single storey rear extension with 1 no. lantern rooflight and flue following removal of the existing conservatory, and part conversion of the garage to habitable accommodation plus changes to fenestration.	22 January 2025
251860	Householder Application for the proposed erection of a single storey rear extension incorporating new fenestration, alongside a first-floor side extension with new front-facing windows, together with the erection of an open front porch and relocation of the main front entrance door and garage door, with associated external alterations.	Approve 30 September 2025
260124	Application to vary condition 2 of planning consent 251860 Condition 2 refers to the approved details and the variation is to reduce the width of the single storey rear extension, plus changes to fenestration.	Approve 18 March 2026

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	Barkham Parish Council has no objection subject to a condition requiring all construction vehicles to be parked within the development site rather than on the road, to reduce the impact on the local road network during the Thames Water road closures. <i>Officer comment: It would not be reasonable to add a Construction Management Plan as a condition of approval, given the limited scale of this Householder Application. Furthermore, temporary traffic management is a Highways matter and is not a material planning consideration in this instance.</i>
Ward Member(s)	No comments received.
Neighbours	<u>One comment received:</u> No objection subject to condition restricting on-street parking during construction. Thames Water's upcoming mains renewal in Barkham will cause extra congestion on Bearwood Rd, Barkham Rd, and Langley Common Rd due to road closures and traffic controls. Barkham Road is a busy commuter route, and

	trade vehicles parked on its narrow sections would further disrupt traffic, especially given the site's proximity to Edney's Hill. <i>Officer comment: It would not be reasonable to add a Construction Management Plan as a condition of approval, given the limited scale of this Householder Application. Furthermore, temporary traffic management is a Highways matter and is not a material planning consideration in this instance.</i>
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APPRAISAL

Site Description: A detached dwelling on a Green Route in the residential area of Barkham. The front garden is approximately 10m in depth and laid to hardstanding with shrubs and a mature tree adjacent to the highway. The front boundary is an open 3 bar wooden fence. The rear garden is approximately 40m in length.

The property benefits from extant planning permission ref 251860 that has not yet been implemented for a single storey rear extension incorporating new fenestration, alongside a first-floor side extension with new front-facing windows, together with the erection of an open front porch and relocation of the main front entrance door and garage door, with associated external alterations.

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.

Proposal: A garage conversion and an infill front extension to create a living room and enlarged entrance hall. The infill extension will measure approximately 1.5m in depth and 3.8m in width. The dining room will measure approximately 2.6m in width and 9.5m in length. There will be a door and a window on the front elevation. The existing window on the west elevation; and the door and window at the rear will be retained in the same location.

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 street scene is a linear road along a verdant corridor, featuring detached dwellings of diverse architectural styles and age. Properties are set well back from the highway. Front boundary treatments are hedges, low walls, and fences. In this case, the proposed infill single storey front extension will not increase the existing footprint or extend forward of the building line. The rhythm of buildings and gaps between them along the street frontages would not be disrupted. Therefore, the proposal will not cause harm the character of the area.

Overall, the proposal will 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.

There will be no additional overlooking, loss of light, or overbearing appearance because of the proposal.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *"The applicant proposes to increase the numbers of habitable rooms from 8 to 9. Three driveway parking spaces are proposed. According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least three cars, which is acceptable. As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable."*

Ecology: The site is in a location designated as suitable habitat for bat roosting. However, the proposal would not include alterations to the main roof space and so a Bat Survey is not required in this instance.

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.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	31 March 2026
Earliest date for decision:	18 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.04.2026