

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250219
Site Address:	13 Bearwood Road, Barkham, Wokingham, RG41 4TB
Expiry Date:	27 March 2025
Site Visit Date:	31 January 2025
Proposal: Householder application for the proposed erection of a first-floor rear/side extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

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
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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
152151	Householder application for proposed erection of single storey rear extension to dwelling.	Approved 25/09/15
182223	Householder application for the proposed erection of part single storey, part two storey	Approved

	rear/side extensions, following demolition of existing conservatory; conversion of the existing garage to create habitable accommodation, new canopy porch plus internal alterations.	03/12/18
193319	Householder application for the erection of boundary wall and single storey detached outbuilding (timber store) at front of dwelling (Retrospective).	Refused 31/01/20
212495	Householder application for proposed change of external facade from brickwork to render.	Approved 24/08/21
220686	(Retrospective) Householder application for the proposed erection of a boundary wall.	Approved 07/04/21

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Barkham Parish Council: No comment
Ward Member(s)	No comments received
Neighbours	7 Bearwood Road: Overlooking concerns with the addition of 2 new window and request both be to be glass frosted to ensure a restricted view of their back garden and maintain our privacy. At this moment in time, there are no windows on their side of the property facing no.7 house. Officer response: The first floor side window will be for a dressing area and ensuite. These are non-habitable rooms. Whilst the relationship between no.13 and no.7 is side to side, uncharacteristically no.7 does have first floor windows on the side elevation. The separation distance from the flank wall of no.13 house to the flank wall of no.7 is over 12m. Given the proposed room is for a dressing area it's outlook would be over an access road to no.11 and significant separation distance, in this instance such addition would not result in significant harmful loss of privacy to no.7. The first floor en-suite window has been conditioned obscured glazed.

APPRAISAL

Site Description: The application site is a two-storey link-detached dwelling. This section of Bearwood Road is characterised by a mix of dwelling types including detached, link-detached and semi-detached dwellings of varying designs. The dwellings are generally set back from the highway on both sides of the road with established vegetation and boundary treatments.

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: The first-floor side/rear extension is considered to result in a coherent and well-designed extension that influences and responds to the original building addition which creates a symmetrical rear element. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area and therefore it would be acceptable.

The new window would be similar to the existing in size and proportions of current first floor window along Bearwood Road, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The first-floor rear elevation of the property already contains three windows at first floor level and is not changing. Furthermore, the separation distance from the rear of no.13 to the front of no.11 is approx. 12.50. Therefore, it is not considered that the rear extension would not result overlooking for neighbouring properties.

The BDG states *"the side walls of extensions must not contain any windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours"*. The en-suite window will be obscured glazed, thus no harmful overlooking concerns. However, the other first floor side window will be for a dressing area. Whilst the relationship between no.13 and no.7 is side to side, uncharacteristically no.7 does have first floor windows on the side elevation. The separation distance from the flank wall of no.13 house to the flank wall of no.7 is over

12m. Given the proposed room is for a dressing area it's outlook would be over an access road to no.11 and significant separation distance, in this instance such addition would not result in significant harmful loss of privacy to no.7.

Loss of Light: Given the separation distance from neighbouring dwellings the proposal would not result in harmful loss of light.

Overbearing: The extension is considered appropriate in the context of the plot with adequate breathing space to side boundary and neighbouring properties. The height of the dwelling will not change, and the extension is not considered to have an overbearing impact on the neighbouring property.

Highway Access and Parking Provision: The proposal will not result in any additional habitable rooms and has no impact on access or the level of parking.

Ecology: The officer is satisfied with the survey and conclusions of the Bat Scoping Survey (Crossman Associates, Ref P1167.001). If the development is implemented as recommended by the Ecologist the permission should result in enhancements for protected species in line 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:	24 March 2025
Earliest date for decision:	21 February 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	24 March 2025