

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251325
Site Address:	51B Barkham Road, Wokingham, Wokingham, RG41 2RG
Expiry Date:	21 August 2025
Site Visit Date:	16/06/2025
Proposal: Householder application for the proposed erection of a single storey side extension and a single storey rear extension to form additional habitable space, including fenestration and the demolition of existing single garage.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Highways – No objections, subject to a condition.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site comprises a detached bungalow situated within a small residential cul-de-sac, located off the southern section of Barkham Road. The immediate area is characterised by detached bungalows of broadly similar design and appearance.

Amended plans were received on 08/07/2025, which show the proposed side/rear extension set back from the main elevation. A re-consultation was carried out from 17/07/2025 to 07/08/2025, during which no additional representations were received. The assessment of this application is based on the amended plans.

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 application proposes the erection of a single-storey side and rear extension extending from the south-east elevation of the main dwelling. The side element would feature a matching gable roof, set down from the main ridge and recessed from the principal front elevation. The rear portion would have a flat roof and extend approximately 4.5 metres from the original rear wall. Overall, the extension is modest in scale, height, and design. The side extension - being the most visible from the street - incorporates a roof form in keeping with the host property and appears clearly subordinate. As such, the proposal would result in any adverse impact on the

character or visual amenity of the surrounding area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the front elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

With regards to the new ground floor rear windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

Whilst the proposed extension would be built up to the southern side boundary shared with 51A Barkham Road, it would remain suitably offset from the main rear amenity space of the neighbouring property. Given its single-storey height and modest proportions, it is not considered to result in any unreasonable overbearing, loss of light or sense of enclosure impacts.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards.

Due to the proposed removal of the existing garage, the Highways Officer has recommended a condition requiring the provision of alternative cycle storage. However, given the minor nature of the proposed householder extension, and the limited scale of the works, it is not considered reasonable or necessary to impose such a condition in this instance.

Amenity Space:

The proposed extension would result in a reduction of usable garden space, which currently has a depth of 7.5 metres - below the 11-metre guideline set out in the Borough Design Guide SPD. However, the overall garden length would remain at approximately 16.5 metres. As such, the remaining space would still be sufficient to accommodate typical outdoor activities such as sitting, children's play, drying clothes, and providing external storage. It is therefore not considered that the proposal would materially detract from the usability or enjoyment of the outdoor amenity space for current or future occupiers.

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:	Approval
Date:	4 August 2025
Earliest date for decision:	7 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12.08.25