

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251751
Site Address:	21 Thorn Close, Barkham, Wokingham, RG41 4SQ
Expiry Date:	16 September 2025
Site Visit Date:	22 August 2025
Proposal: Householder application for the proposed erection of a single storey front extension.	

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 CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Barkham Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

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 two-storey detached property located on the western side of Thorn Close, Barkham. Along the northeastern boundary, to the front of the host dwelling is a detached double garage and a paved driveway providing on-site parking.

Dwellings in the road are similar in age, design and appearance. A number of the properties have already constructed extensions in a variety of designs and forms.

Proposal:

This application seeks approval for the erection of a single-storey front extension. The extension would enlarge the existing study and would protrude forward by an approximate 1m.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

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:

Thorn Close comprises part of a housing development constructed in the 1980s. The host dwelling remains largely unchanged from when the property was constructed. The proposal consists of a single-storey front extension that would measure approximately 2.15m in width and 1m 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.

The proposed changes to the property frontage would be of a modest scale and proportionate to the main house. The small front extension would be a subservient addition which would be contained below the existing mono-pitch porch canopy and would align with the existing front protrusion that serves the utility room. The proposed scheme would comply with BDG guidance which states 'Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line'.

The proposed development would not alter the existing gaps between buildings and would retain the existing street rhythm.

Proposed materials include brickwork to match the main house, this is acceptable.

Overall, the changes would have a neutral impact to the character of the host dwelling and would have no discernible impact on the character of the public realm.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the location, separation distances and small scale of the development, there are no concerns of this nature that would be generated.

Highway Access and Parking Provision:

The council's Highways officer was consulted and raised no objection to the proposal. They commented: *"The proposal will not increase the number of habitable rooms. The proposed extension will be constructed along the existing roof form so that the existing driveway will be fully retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions."*

No negative impacts on abilities for cycle storage are expected, which is acceptable".

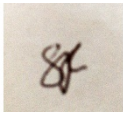
Conclusion:

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

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:	11 September 2025
Earliest date for decision:	13 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12.9.25

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Barkham Hill

Risk of Flooding from Surface Water | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
4	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
5	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	TL929	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay
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Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Barkham CP	0 m