

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242465
Site Address:	330 Barkham Road, Barkham, Wokingham, RG41 4DE
Expiry Date:	25 November 2024
Site Visit Date:	14 October 2024
Proposal: Householder application for the proposed formation of enclosed porch with new front door and porch roof.	

PLANNING CONSTRAINTS/STATUS

Limited Development Location – Barkham Hill
Tree Preservation Orders
Local Plan Update Submitted Sites

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 CP4 – Infrastructure Requirements CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Barkham Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
230543	Application for a certificate of existing lawful development for the mixed use of the building as part residential and party Beauty Salon.	09/05/2023 Approve
241505	Full application for proposed change of use of existing ground floor salon to a residential annexe, plus works to the roof and fenestration.	27/08/2024 Approve

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Barkham Parish Council have no comments on this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a 1960s two-storey dwelling in Barkham. Within the vicinity, there are a variety of dwellings which vary in shape, size and design contributing to a unique and diverse street scene. Majority of dwellings are separated from the highway by tall bushes and large trees providing privacy whilst allowing the street to look vibrant and green. Properties on Barkham Road are set far back from the highway by large driveways, contributing to the streets spacious feel.

The site frontal elevation benefits from a traditional feature including a gated gravel driveway which serves both the residential property and the beauty rooms and garage. Each boundary is lined with tall bushes and fencing, there is also a TPO Oak Tree located on the right-hand side by the street line. The two-storey residential dwellings façade includes cream-coloured rendered walls, a pitched roof of dark coloured tiles with a chimney on the right-hand side. To the front of the residential dwelling is a single-storey extension which was built to serves a beauty business, Barkham Beauty Rooms. This extension is made up of red facing brickwork with a flat roof.

Proposal: This application proposes the erection of an enclosed front porch with a new porch roof and front door.

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 proposed front porch will measure 3.48 meters in length, 2.42 meters in width and a height of 3.42 meters. A wall and roof will be built to fill in the existing gap between the dining room and salon lobby to create the front porch. Materials used for the walls will be painted render to match the existing walls. The roof will be a pitched formation, again using materials to match the existing roof.

The Wokingham Borough Design Guide (BDG) gives guidance on front porches in terms of scale and design it states the following:

- Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set back further back from the street than the prevailing building line.
- Porches should generally project less than 2m forward of the building line.

The site is well set back from the street frontage (20.2 meters). As well as this, the front porch will not project forward of the building line, therefore the proposal is modest and acceptable in terms of scale and design. The development will also be slightly screened from the street by the front extension, therefore will not have significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

Due to the nature of the development, there are no concerns of overlooking.

Loss of Light:

Due to the nature of the development, there will be no loss of light to either neighbour.

Overbearing:

Due to the nature of the development, there are no concerns of overbearing.

Landscape and Trees: The site is located along Barkham Ride, which is a green route, as per the designations map. There is a protected tree in the front garden adjacent to the footway – reference TPO1169/2007.

The council's Trees and Landscape officer reviewed the proposal and concluded that there will be no conflict with the protected tree or any other vegetation, having no objection to the proposals based on impact on trees or other vegetation.

However, an informative was recommended stating no materials or chemicals must be stored in the area beneath the protected tree or beneath the canopies of any other trees or hedges during the construction of the porch.

Conclusion: Subject to conditions, this application is acceptable and will therefore be recommended for approval.

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:	23 October 2024
Earliest date for decision:	21 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	23/10/24