

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251195
Site Address:	5 Lime Grove, Arborfield, Wokingham, RG2 9GP
Expiry Date:	15 July 2025
Site Visit Date:	19 June 2025
Proposal: Householder application for the proposed erection of single storey side/rear extension.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Strategic Development Location
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Householder
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 CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Ecology Newts: No objection
External
None consulted

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

APPRAISAL
Site Description: Two storey detached dwelling. 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 bin store is considered to a minor and modest addition which would not harm the street scene with it being significant set back from the front elevation within the car port. The single storey rear/side extension would be approx. 5.25m in length, 4.15m in width and 3.65m in height. The extension is considered to be a modest and subservient addition. Moreover, with the bin store blocking the extension and 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. The proposed materials are matching with the existing, thus in keeping with the current characteristics of the dwelling. Hence the proposal would not harm the street scene. Neighbouring Amenity: <i>Overlooking:</i> The window to the rear and side double door will be screened by the existing fence, thus no overlooking concerns. The rear garden is 9m deep and is perpendicular to the garden of no. 9.

Loss of Light/ Overbearing: Given the side/rear extension is only single storey, the proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities. Furthermore, the roof form slopes down to reduce the impact. Therefore, the proposal would not result in harmful loss of light given the double patio door with full length side windows on the rear elevation of 3no. or any overbearing impact.

Ecology Newts: The application site is within a red impact risk zone for great crested newts. However, the proposed works are small in scale and located on existing hardstanding to the rear of the property, which is enclosed by brick walls. It is considered unlikely that this development will impact great crested newts.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	Approved
Date:	14 July 2025
Earliest date for decision:	12 June 2025

Recommendation agreed by: (Authorised Officer)	
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Date:	14 July 2025
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