

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253146
Site Address:	13 Bearwood Road, Barkham, Wokingham, RG41 4TB
Expiry Date:	4 March 2026
Site Visit Date:	4 February 2026
Proposal: Householder application for the proposed erection of a first-floor rear extension alongside changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC10 – Sustainable Drainage TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Barkham Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
152151	Householder application for proposed erection of single storey rear extension to dwelling.	APP - 25 September 2015
182223	Householder application for the proposed erection of part single storey, part two storey rear/side extensions, following demolition of existing conservatory; conversion of the existing	APP - 03 December 2018

	garage to create habitable accommodation, new canopy porch plus internal alterations.	
193319	Householder application for the erection of boundary wall and single storey detached outbuilding (timber store) at front of dwelling (Retrospective).	REF - 31 January 2020
212495	Householder application for proposed change of external facade from brickwork to render.	APP - 24 August 2021
220686	(Retrospective) Householder application for the proposed erection of a boundary wall.	APP - 08 April 2022
250219	Householder application for the proposed erection of a first-floor rear/side extension along with changes to fenestration.	APP - 24 March 2025
252678	Application for non-material amendment to planning consent 250219 for the proposed changes to fenestration to the first-floor side and rear elevations.	REF - 27 November 2025

CONSULTATION RESPONSES

Internal

WBC Ecology: No objection.

External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description:

13 Bearwood Road is situated in Barkham Hill, Barkham, which is a Limited Development Location. The site is located within a residential area, featuring predominately detached and semi-detached dwellings set within well-spaced plots. The dwelling is accessed via a private driveway, set-back from the public highway.

The dwelling is a two-storey link-detached house. On the front elevation, there is vertical timber cladding to the second storey, white rendering on the ground floor and a modest gabled front porch. On the rear elevation, it is constructed in red brick and there is also a detached outbuilding. The roof is pitched and tiled and there is a modest gabled front porch. There is no garage at the property, however, there is a private, off-street driveway which provides capacity for 3no. cars.

Proposal: This application seeks approval for the proposed erection of a first-floor rear extensions and changes to fenestrations.

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.

Procedural Matters

Planning permission has previously been approved for the development at the property (250219). However, the proposal has been revised by the applicant. The current submission seeks approval for amended internal arrangements and changes to fenestrations. The proposal has been considered on its individual planning merits, having regard to the relevant development plan policies and all other material considerations, as outlined below.

Design / Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is characterised by a spacious development pattern with varied building lines and soft landscaping. Bearwood Road has dense hedging and trees with off-street parking and private driveways causing limited visibility of dwellings from the public domain.

Two-Storey Rear Extension

The extension is considered to result in a coherent and well-designed development that relates well to the host dwelling, resulting in a symmetrical rear element. As the extension is situated at the rear of the property, there is no visibility from the public domain. The proposal would therefore not have an adverse impact on the character of the host dwelling or the surrounding local character. In this regard, the proposal complies with Policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life, as outlined below.

Overlooking

The property has 3no. existing windows on the rear elevation prior to development. The extension seeks two additional windows, one serving an en-suite bathroom (0.6m x 1m) and another serving a dressing area (see Fig. 1 below). The en-suite window will feature obscured glazing meaning that overlooking impacts are not increased from the existing rear windows to No.11. The proposed dressing area window would be the same distance to the habitable room windows of No. 11 (approx. 27m) as the existing rear windows in the host property. Therefore, this exceeds the minimum 22m outlined in the BDG. Overall, no significant additional overlooking would occur to this neighbour.

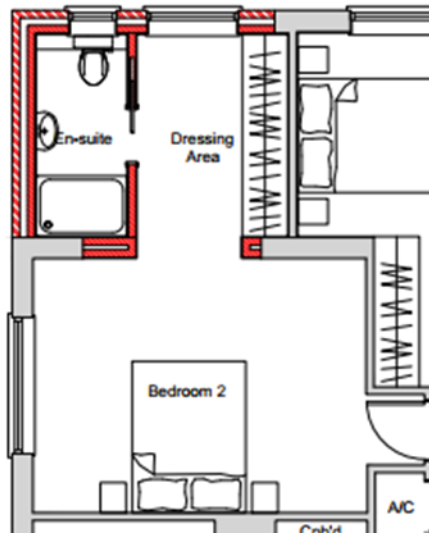


Fig. 1: Extract of proposed floorplan showing new rear windows

The BDG states that side elevations should not contain windows to reduce impact on neighbouring privacy. There is 1no. side window (1.1m x 1.8m) proposed on the first floor, serving bedroom 2 which would otherwise become an internal room due to the proposal. This has potential to cause overlooking to the private rear garden space of No.7 (11m away) due to its height and orientation. However, this potential impact can be avoided with obscure glazing and restricting of opening element of the window to ensuring that only occurs 1.7m above from the internal floor level. This is recommended to be secured via condition.

Overall, and with the recommended conditions in place, the proposal would adequately safeguard neighbouring privacy and would not give rise to unacceptable overlooking, in accordance with the Borough Design Guide and Policy CP3.

Loss of Light

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

In consideration of the significant separation distance from neighbouring dwellings and that the extension would not project or increase any height beyond the existing maximum of the dwelling, there is no increased threat to loss of light. Furthermore, the

dimensions, scale and massing of the extension have extant approval from 250219. Therefore, this development accords with the aims of Policy CP3 in respect of residential amenity.

Overbearing

The extension is considered appropriate in the context of the plot with adequate spacing from side boundary and neighbouring properties. Also, the height of the dwelling will not change. Furthermore, the dimensions, scale and massing of the extension have extant approval from 250219. In reflection of these points, the proposal is not considered to have an overbearing impact on the neighbouring property.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The 3no. car capacity is retained on the front driveway of the dwelling as there are no front developments projecting onto the driveway. Furthermore, there are no additional habitable accommodation proposed, therefore, the current number of spaces is adequate. Overall, this proposal meets the requirement of CC07.

Amenity Space:

The amenity space will remain unchanged following development. This is because the extension would not project or increase any height beyond the existing maximum of the dwelling.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore 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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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
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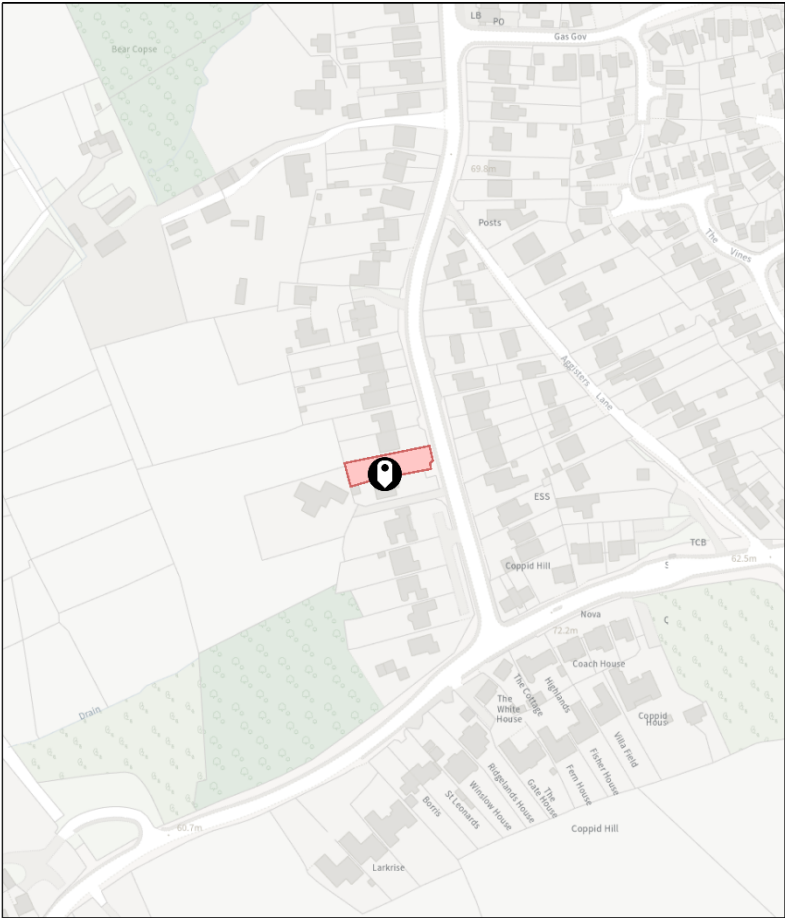
Recommendation:	Approve subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials as specified 4. Obscure glazing & 1.7m opening
Date:	27 February 2026
Earliest date for decision:	28 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27/02/26

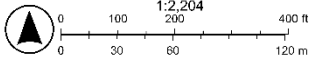
PLANNING CONSTRAINTS/STATUS
Affordable Housing Thresholds | Total

ArcGIS Web Map

count: 4



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#	NAME
1	Outside Development Locations
2	Within Modest or Limited Development Locations
3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Barkham Hill

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant

			development due to the potential for such developments to pose an external hazard to sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	SS938	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	ST937	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	ST938	Ecology Officer, Green Infrastructure Team

4	Bat survey required for planning applications that involve roof modification or demolition.	SU937	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	SU938	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
2	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&es=11401&location=479935,165401%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 2

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay
2	Landscape Character Assessment 2019	Bearwood Wooded Sand and Gravel Hills

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Barkham CP	0 m