

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261303
Site Address:	14 Hazebrouck Gardens, Arborfield Garrison, Arborfield, Wokingham, RG2 9WZ
Expiry Date:	27 July 2026
Site Visit Date:	22 June 2026
Proposal: Householder application for the proposed erection of a single storey rear extension and 2no. roof lanterns.	

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 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 Arborfield Garrison SDL SPD Arborfield and Newland Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history.	n/a	n/a

CONSULTATION RESPONSES

Internal

No comments received.

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:

14 Hazebrouck Gardens is located within Arborfield Garrison, which is identified as a Modest Development Location. The application site is situated on the western side of Hazebrouck Gardens, within a recently constructed residential development. At the time of the site assessment, the surrounding area remained partially under construction, with ongoing development works in the vicinity.

The application site comprises a two-storey detached dwelling finished in red-brick with black, double-glazed uPVC windows beneath a gabled roof finished with black tiles. It also features 1no. rear-facing roof dormer and a further 3no. on the front elevation. The property features a generous rear private amenity space and has a detached garage and adjoining driveway located to the side of the property.

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.

Design / Character of the Area

The street is characterised by an ongoing development of a residential area, in a low-traffic, residential estate featuring predominantly two-storey detached and semi-detached properties with off-street parking and garages. The building line and pattern of development are consistent regarding architectural design, scale and appearance. This includes roofscapes and materials used.

As this development is occurring in an ongoing development of a residential area, there are no similar developments to this current proposal approved within the local vicinity.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Neighbouring Amenity:

Overlooking:

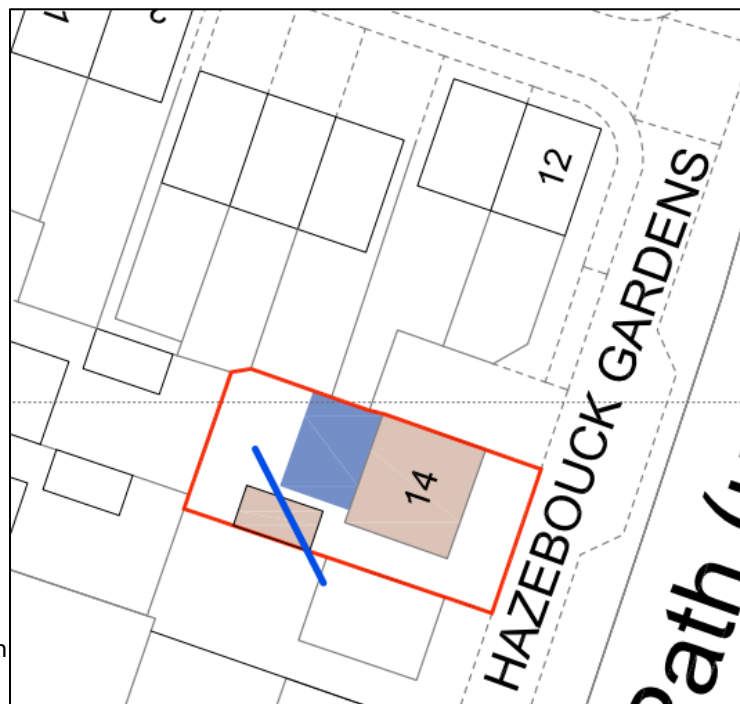
There is a rear-facing glass sliding door proposed on the development. This will not increase overlooking impacts as they face the rear boundary wall, and the separation distance would be sufficient at approximately 6.5m. Furthermore, there are 2no. roof lanterns proposed. However, these will not increase overlooking threats due to the positioning within the flat roof of the extension. There are no side windows proposed on this extension.

Overall, there is no significant impact to privacy for the neighbouring properties from this development and it therefore accords with the aims of Policy CP3 in respect of residential amenity.

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.

The single-storey rear extension will project 5.5m beyond the existing rear wall. The ridge height will be 3m and with the roof lantern, 3.2m. The development is 3.9m from the southern neighbouring boundary and 0m from the boundary with the properties to the north. However, the extension would be located to the south of the northern properties, owing to a separation distance of 11.5m and 17m provided by the rear gardens. Therefore, there would be no impact to loss of light for these properties. *Please see the figure below for further clarity and the 45-degree angle test for southern neighbour (blue line).*



As shown, the proposed single-storey rear extension would not breach the 45-degree angle test for the southern neighbour.

Considering this and that the extension is single-storey, modest in form and scale, there would be no significant negative impact to daylight or sunlight. Therefore, this development adheres with the aims of Policy CP3 in respect of residential amenity.

Overbearing:

The BDG states that the eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. In this case the eaves height is 3m (flat roof) and therefore adheres to the guidance in the BDG. Furthermore, these measurements demonstrate how the development is suitably subservient to the main dwelling's eaves (5.3m) and ridge height (9.2m). Although the roof lanterns would surpass the guidance outlined in the BDG by 0.2m, this is not considered to have a significant increase in overbearing due to its modest scale and dimensions. Furthermore, the 0m separation distance with the northern boundary does not increase overbearing impacts due to the generous rear amenity spaces of these neighbouring dwellings.

Therefore, as the proposed extension is single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

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. There is not net increase in the total number of habitable rooms. The development does not impact parking capacity, and the existing provision with the driveway and garage is considered acceptable. Cycle storage is not negatively impacted by the development and remains unchanged.

Amenity Space:

Amenity space is not significantly impacted due to the development. The extension will project 5.5m into the rear garden, thus leaving 6.5m, which is considered ample and acceptable.

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.
Recommendation:	Approve
Date:	13 July 2026
Earliest date for decision:	22 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	13/07/26

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Within Arborfield Garrison Strategic Development Location

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Arborfield Garrison

Site Allocation | Total count: 1

#	FEATURE_TYPE	NAME
1	Allocated SANG	<i>No data</i>

Strategic Development Locations | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Strategic Development Location	Arborfield Garrison

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.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
---	--------------	--------------	--------------

1	Aerodrome Safeguarding: Farnborough Consulation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
---	--	---------------------	---

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Great Crested Newt Impact Risk Zones | Total count: 1

#	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

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054211101&notes=11401&location=477548,165685%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay

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