

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                          |                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Application Number:</b>                                                                                                                               | 251287                                        |
| <b>Site Address:</b>                                                                                                                                     | 14 Almond Close, Barkham, Wokingham, RG41 4UU |
| <b>Expiry Date:</b>                                                                                                                                      | 25 July 2025                                  |
| <b>Site Visit Date:</b>                                                                                                                                  | 16/06/2025                                    |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey side/rear extension following demolition of existing conservatory. |                                               |

### **PLANNING POLICY**

|                                             |                                                                                                                                                                                                                                                                   |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                             |
| <b>Core Strategy (CS)</b>                   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP9 – Scale and Location of Development Proposals                                                                                                    |
| <b>MDD Local Plan (MDD)</b>                 | CC01 – Presumption in Favour of Sustainable Development<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage |
| <b>Joint Minerals and Waste Plan (JMWP)</b> | DM1 - Sustainable Development<br>DM2 - Climate Change – Mitigation and Adaptation                                                                                                                                                                                 |
| <b>Other</b>                                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                                                   |

### **PLANNING HISTORY**

| Application No. | Description                                                                  | Decision & Date         |
|-----------------|------------------------------------------------------------------------------|-------------------------|
| 022302          | Proposed single storey rear/side extension to dwelling to form conservatory. | Approved,<br>04/04/2002 |

### **CONSULTATION RESPONSES**

**Internal**

|                                        |
|----------------------------------------|
| WBC Highways – No objection<br>WBC CIL |
| <b>External</b>                        |
| None consulted.                        |

| <b>REPRESENTATIONS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council    | Barkham Parish Council – No comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Ward Member(s)         | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Neighbours             | <p><b>11 Almond Close, RG41 4UU</b></p> <ul style="list-style-type: none"> <li>- The resident objects to the parking proposal for similar reasons, emphasizing that the shared driveway must not be obstructed according to the deeds. They also raise concerns about the lack of specified parking dimensions and the potential misinterpretation of the parking boundaries shown on the plans.</li> </ul> <p><b>12 Almond Close, RG41 4UU</b></p> <ul style="list-style-type: none"> <li>- Resident objects to formalising parking for three vehicles on the shared driveway, which is currently equally used by three households. They state this was a temporary arrangement and formalisation would breach the deeds that prohibit obstruction of the accessway.</li> <li>- Note that no parking dimension specifications and that the red line on plans may mislead about parking boundaries. They emphasize the shared right of access for properties 11, 12, and 14 and see no justification for additional parking approval.</li> </ul> |

| <b>APPRAISAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Site Description:</b></p> <p>The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached, properties that are broadly similar in design and appearance.</p> <p><b>Principle of Development:</b></p> <p>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.</p> |

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 single-storey side and rear extension would incorporate a pitched roof design and wrap around the north-eastern corner of the host dwelling, replacing the existing wraparound conservatory. The extension is considered modest in both size and scale, with a form and design that would remain subordinate to the main dwelling. Furthermore, it would be well screened from the public realm by vegetation located immediately to the east of the application site. As such, the proposal would not adversely impact the character of the area.

### **Neighbouring Amenity:**

#### *Overlooking:*

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

#### *Loss of Light and Overbearing:*

The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

### **Highway Access and Parking Provision:**

Several residents object to formalising parking for three vehicles on the shared driveway, citing deed restrictions that prohibit obstructing the accessway. Concerns include lack of parking dimension details and potential misinterpretation of plan boundaries. They request adherence to existing shared access agreements and oppose additional parking provisions.

The Case Officer would like to clarify that the three parking spaces depicted on the submitted block plan are indicative only and are intended to demonstrate that the parking provision is adequate for a dwelling of this size, in accordance with the Council's adopted Parking Standards following the proposed extension. Approval of this application would not formalise or grant any additional rights to obstruct the shared accessway between the application site and adjoining properties at numbers 11 and 12 Almond Close, nor would it override any existing legal deed restrictions relating to access or parking. Additionally, the Council's Highways Officer has reviewed the proposal and noted that the number of habitable rooms remains unchanged, meaning the extension does not increase the demand for parking beyond the existing provision. It is therefore concluded that the proposal would have no adverse impact on parking arrangements or highway safety.

Any disputes relating to the use or obstruction of the shared driveway are private

matters and fall outside the remit of the planning process.

### **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**

|                                    |              |
|------------------------------------|--------------|
| <b>Conditions agreed:</b>          | Not required |
| <b>Recommendation:</b>             | Approval     |
| <b>Date:</b>                       | 3 July 2025  |
| <b>Earliest date for decision:</b> | 24 June 2025 |

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>MC</i>         |
| <b>Date:</b>                                              | <b>18.07.2025</b> |