

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260124
Site Address:	380 Barkham Road, Barkham, Wokingham, RG41 4DL
Expiry Date:	19 March 2026
Site Visit Date:	21 August 2025
Proposal: Application to vary condition 2 of planning consent 251860 for the proposed erection of a single storey rear extension incorporating new fenestration, alongside a first floor side extension with new front- facing windows, together with the erection of an open front porch and relocation of the main front entrance door and garage door, with associated external alterations. Condition 2 refers to the approved details and the variation is to reduce the width of the single storey rear extension, plus changes to fenestration.	

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection HC7 – Light pollution HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Barkham Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
243021	Application for a certificate of lawfulness for the proposed erection of a front infill extension, a single storey rear extension with 1 no. lantern rooflight and flue following removal of the existing conservatory, and part conversion of the garage to habitable accommodation plus changes to fenestration.	Refused 22/01/2025
251860	Householder application for the proposed erection of a single storey rear extension incorporating new fenestration, alongside a first floor side extension with new front-facing windows, together with the erection of an open front porch and relocation of the main front entrance door and garage door, with associated external alterations.	Approved 30/09/2025

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	Barkham Parish Council have no objection to the application, but if the application is approved they request a condition to ensure construction vehicles park within the site as opposed to on the road. <i>Officer comment: it would not be reasonable, necessary or enforceable to impose such a condition.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission to vary Condition 2 of planning consent 251860. Condition 2 relates to the approved details, and the proposed variation is to allow the substitution of drawings. The submitted plans show that the single storey rear element is being reduced in size, plus minor changes to fenestration.

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 reduction in the width of the rear extension poses no harm to the appearance of the host dwelling or the wider character of the area as the extension is located to the rear of the property.

The fenestration changes are minor and are located on the side elevation, as such they pose no harm to the character of the area.

Neighbouring Amenity:

The proposed reduction in width of the single storey rear extension poses no harm to neighbouring amenities.

The proposed fenestration changes are at ground level and as such no overlooking concerns would be raised.

Residential Amenity Space:

The proposed variation would have no impact upon the private amenity space of the application site for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

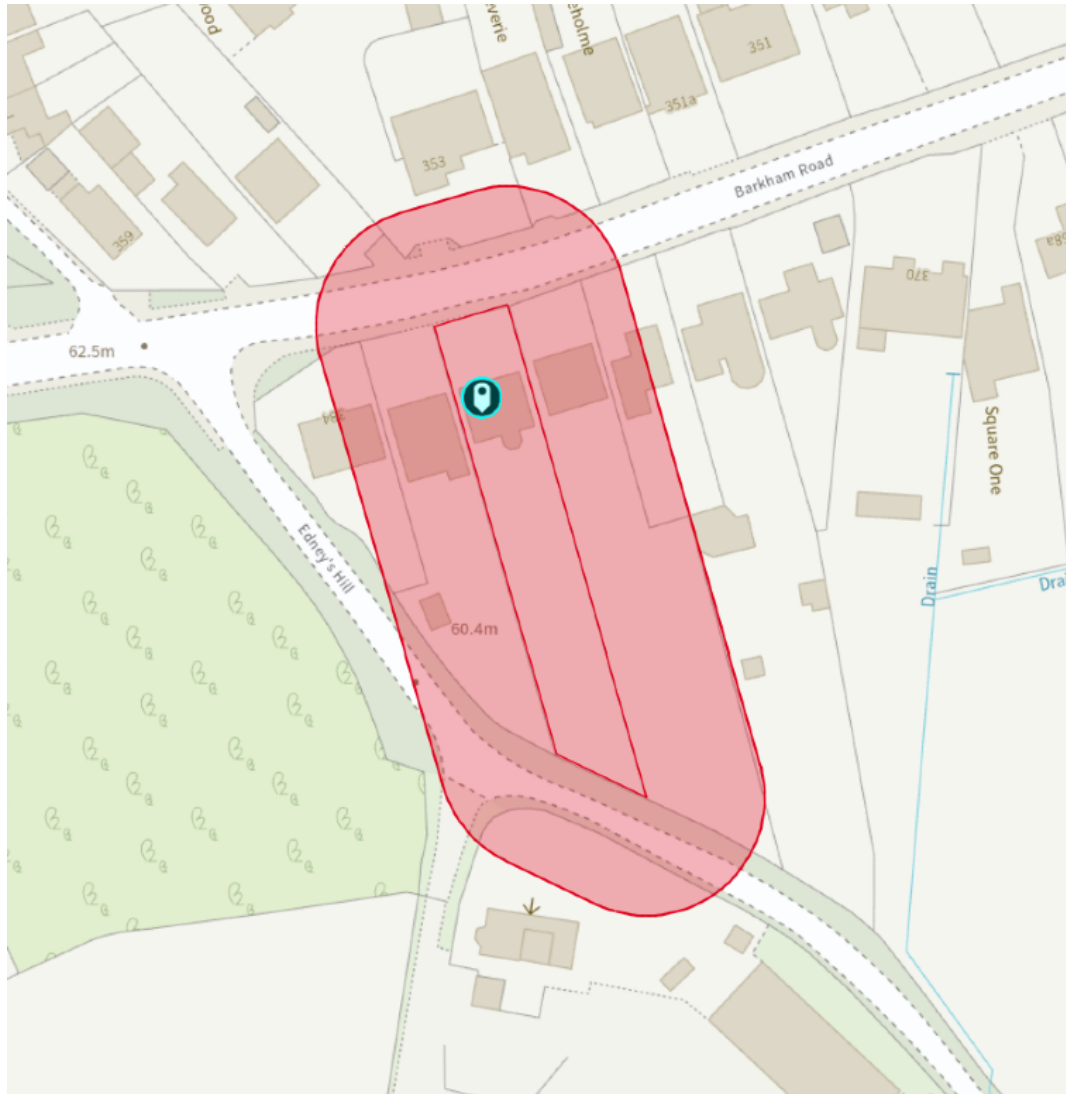
Community Infrastructure Levy (CIL):

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	18 March 2026
Earliest date for decision:	12 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18/03/26

PLANNING CONSTRAINTS/STATUS



Powered by [Esri](#)
No legend

Affordable Housing Thresholds | Total count: 4

#	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: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	Limited Development Locations	Barkham Hill

Thames Basin Heath SPA Mitigation Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone
2	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

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: Heathrow Consultation Zone | Total count: 1

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

Submitted Sites Live | Total count: 1

#	SITE_REF	LUPP	ADDRESS
1	5BA011	Housing (C3 Planning Use Class). Self-Build.	Land to the rear of 370 - 384 Barkham Road

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	TG940	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	TG941	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	TH939	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	TH940	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 3

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=&location=478670,167099%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=11404&location=479343,166876%20(IRZ%20polygon%20centre)

3	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=11401&location=479935,165401%20(IRZ%20polygon%20centre)
---	---

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

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 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