

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251860
Site Address:	380 Barkham Road, Barkham, Wokingham, RG41 4DL
Expiry Date:	30 September 2025
Site Visit Date:	21 August 2025
Proposal: 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.	

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
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)

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Growth & Delivery (Planning Policy) – No comments received
WBC Landscape and Trees – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear extension (4m x 10.7m x 2.8m) to provide a kitchen and extended living area. A first-floor side extension facilitated by the insertion of a flat-roof dormer. A single storey front extension to extend the existing garage and hall, following the partial conversion of garage, and the erection of a single storey front extension to provide a porch. Plus, 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:

Rear Extension

The proposed single storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set approximately 1.3 metres from the boundary with the neighbouring property. The separation distance combined with the extensions proportionate scale and unimposing design, demonstrates that the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the proposal is to the rear of

the property where it would not be visible from the public domain, and this further demonstrates that the proposal poses no harm to the character of the area.

Side Extension

The proposed first floor side extension is being facilitated through the insertion of 1 no. flat roof dormer to the side elevation. The dormer is positioned within the main roof, it is set back from the eaves line and the side of the roof, and it would not exceed the height of the ridgeline of the existing roof. This ensures that the dormer would appear as a subservient feature of the main roof. Therefore, the proposed dormer poses no harm to the appearance of the dwelling or the character of the area.

Front Extension & Fenestration Changes

The existing garage and hall are setback from the front building line by 1.45 metres, and the proposed front extension will bring these in line with the building line. It is not deemed that this will impact upon the character of the area. As the garage is being extended forward, part of the rear of the garage is being converted to a utility room. To facilitate this, a window and door are being inserted to the side elevation, but it is not deemed that the new fenestration poses any harm to the character of the area.

The proposed single storey front extension to form a porch would have a pitched roof joining it to the host dwelling. The front extension would comply with guidance in the BDG as the building is set well back from the street frontage and the extension would only project forward 1.05 metres. As such, it is deemed that the proposed front extension poses no harm to the character of the area.

Neighbouring Amenity:

Rear Extension

The proposed single storey rear extension would extend 4 metres from the rear of the dwelling, and it is single storey in nature. No windows are proposed on the side elevation and given the single storey nature of the extension, there are no concerns relating to neighbouring amenities on loss of light or overlooking grounds. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set 1.3 metres from the boundary with the neighbouring property, but an eaves height of 2.4 metres shows compliance with this guidance relating to overbearing. Overall, the proposed rear extension poses no harm to neighbouring amenities.

Side Extension

Whilst the dormer runs for a length of 19 metres along the side elevation it is found to be well contained within the main roof and therefore it is not deemed that it would introduce any overbearing impacts or cause a loss of light to the neighbouring property. With regards to overlooking, three windows are proposed on the side elevation of the dormer facing the neighbouring property, however, the submitted proposed side elevation shows these as being high-level windows. A condition is recommended to ensure that the windows have a sill height of no less than 1.7 metres above the finished floor level to ensure there is no impact on neighbouring privacy. Overall, the proposed side extension poses no harm to neighbouring amenities.

Front Extension & Fenestration Changes

The extension to the existing garage and hall does not extend beyond the front building line and therefore this poses no harm to neighbouring amenities. The partial conversion of the garage will see a window and door inserted on the side elevation at ground floor level, and it is not deemed that these would pose any harm to neighbouring amenities.

The proposed single storey front extension would extend 1.05 metres from the front of the dwelling, and it is single storey in nature. Therefore, there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. In terms of overbearing, the front extension is set 3.8 metres from the nearest side boundary and therefore there are no concerns relating to overbearing.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current or 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:	30 September 2025
Earliest date for decision:	2 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/09/25

Near Me Report

Area: 6,125.1 m²

Date: Tue Aug 05 2025 16:40:59 GMT+0100 (British Summer Time)



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=11401&location=479935,165401%20(IRZ%20polygon%20centre)
3	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=11404&location=479343,166876%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	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Barkham CP	0 m