

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260399
Site Address:	87 Bearwood Road, Barkham, Wokingham, RG41 4SL
Expiry Date:	14 April 2026
Site Visit Date:	13 April 2026
Proposal: Householder application for proposed erection of single storey rear extension including 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 CP11 – Proposals Outside Development Limits
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 TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Barkham Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
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980337	Variation to Condition 3 on approval B-25-73 to allow unlimited occupancy of dwelling.	Approved 02/11/1998
992260	Proposed Erection Of Replacement Dwelling And Garage	Refused 03/09/1999
041953	Proposed erection of one detached dwelling.	Approved 15/01/2005
051571	Proposed erection of detached garage and garden shed.	Approved 08/03/2005

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection
WBC Built Heritage Officer – 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 (3.6m x 4.55m) to the dwelling to provide an extension to the kitchen, 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 outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. 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 rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set over 1 metre from the boundaries with neighbouring properties. Additionally, given the proportionate scale and unimposing design of the rear extension it would have an acceptable impact on the host dwelling. Additionally, the extension will not be visible from the public domain, and this further demonstrates that it poses no harm to the character of the area.

The proposed fenestration changes pose no harm to the character of the area.

Neighbouring Amenity:

The host dwelling sits on a generously sized plot and the extension is sited approximately 17 metres from the nearest boundary. As such, there will be no harm to neighbouring amenity in respect of loss of light, overlooking, and overbearing.

The proposed fenestration changes are at ground floor level and as such pose no harm to neighbouring amenities.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Landscape and Trees:

The Council's Landscape and Trees Officer has identified that there is a Woodland TPO (TPO-1684-2019) along the western boundary of the application site. However, given the substantial separation from the boundary, these trees will not be impacted by the proposal.

Built Heritage:

The Council's Built Heritage Officer has identified that the site is located within the Grade II* Registered Park and Garden (RPG) of Bearwood House, which is a designed 19th century landscape. The single storey extension will match the existing single storey element in terms of architectural treatment and materials and as such the Built Heritage Officer raises no concerns from a design perspective.

As the proposal is fairly modest in size and reflective of the host dwelling, it is considered acceptable from a heritage perspective. However, the Built Heritage Officer does advise that this may likely be the most built-form the site could accommodate without harming the significance of the heritage assets.

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:	Approved
Date:	14 April 2026
Earliest date for decision:	12 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	14/04/26

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