

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	253105
Site Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG
Expiry Date:	17 February 2026
Site Visit Date:	31 January 2025 (243229)
Proposal: Application to vary condition 2 of planning consent 243229 for the proposed erection of 8 no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access. Condition 2 refers to the approved details, and the variation is for alterations to the proposed dwellings.	

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 CP6 – Managing Travel Demand 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM15 - Site History
Wokingham Borough Local Plan Update (LPU) (N.B. the LPU is deemed to hold overall limited weight at this time.)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE5 – Landscape and design DH1 – Place making and quality design

	DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
253007	Application for submission of details to comply with the following conditions of planning consent 243229 dated 05/12/25. Condition 3 relates to external materials; 4 to ground and building levels; 5 to protection of trees; 6 to landscaping; 7 to decontamination; 8 to a Construction Method Statement; 9 to biodiversity enhancements, and the application is also to discharge the biodiversity gain plan condition.	Approved – 12/02/2026
243229	Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.	Conditionally Approved – 05/12/2025

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No objection
WBC Enforcement: No comment
WBC Highways: No objection
WBC Landscape and Trees: No objection
WBC CIL: Advice regarding CIL matters
WBC Ecology: No comments received
WBC Waste Services: No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council raised no objection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site, known as Victoria Nurseries, comprises a parcel of land circa. 0.28ha in size located off Victoria Road, a primarily residential street to the east of Wargrave village centre. The site is currently used as a plant nursery, although this has

gradually wound down in recent years with the existing structures in situ largely in a state of disrepair. From the immediate street scene (Victoria Road) the site acts as an informal green buffer between the neighbouring development including a local convenience store (A & I Store) adjacent to the north-eastern boundary and a recently converted detached dwellinghouse (No.103 Victoria Road), previously a convenience store, adjacent to the south-western boundary.

The site access is level with Victoria Road, which itself sits on a sloping gradient from west to east, but then slopes down on a south to north axis. The rear (north-western) boundary backs onto residential gardens off Purfield Drive which sit on higher ground. A brick retaining wall structure supports the change in ground level between the site and these adjoining neighbouring properties.

Proposal:

This application seeks to vary condition 2 of planning consent 243229. Condition 2 relates to the approved details and the proposed variation is to allow various amendments to the external design and internal layout of the approved dwellings, fenestration changes plus the addition of a single storey orangery to the rear of plot 1. No changes are proposed to the site layout including the approved access and landscaping, the size and scale of plots 2-7 or the number of residential units (8no.). The proposed amendments are set out in the submitted Schedule of Amendments document.

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 principle of the re-development of the site to create 8no. residential dwellings has already been established by the grant of planning consent ref 243229 dated 05/12/2025. The proposed amendments to the approved scheme are acceptable in principle subject to the following assessment of the relevant material planning considerations.

A variation of the approved plans must not result in conflict with the original description of development, as confirmed in the recent Court of Appeal case *Finney v Welsh Ministers* 2019. The proposed amendments, regardless of any merits, must not be materially different to the original description and must be considered to relate with the operative part of development. In this case, the proposed amendments are relatively minor, consisting of alterations to the external appearance of the dwellings, internal layout changes and the enlargement of the footprint of Plot 01. The LPA is therefore satisfied in this instance that the proposed amendment would not conflict with the operative part of development approved under the original application, and that the proposed amendments would not alter the description.

Design and Character of the Area:

Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Paragraph 135 of the NPPF, a key policy referred to in paragraph 11(d), requires that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Paragraph 139, another key policy referred to in paragraph 11(d), states that development that is not well designed should be refused.

Victoria Road is characterised by a remarkably varied street scene comprising a mix of detached, semi-detached and terraced dwellings of differing architectural form, style and ages. The prevailing character comprises Victorian red brick buildings including high density terraced dwellings with deep plots alongside detached and semi-detached dwellings including mid-20th century 'infill' development.

Bird Gardens located to the north-east of the site comprises a dense development of terraced dwellings positioned towards the site's frontage with semi-detached dwellings to the rear. Elizabeth Court located to the south-west is a 1960/70s development part three storey development which exhibits a different detailing and design compared to the general character of Victoria Road, most notably due to its flat roof. To the rear of the site Purfield Drive exhibits a contrasting formal suburban setting comprising 1960s detached dwellings which are broadly uniform in terms of their form and style.

Siting and Scale

No changes are proposed to the siting of the approved dwellings. In terms of scale, the proposed addition of a single storey orangery to the rear of Plot 01, circa 11sqm in footprint, would not add significant bulk to the dwelling or the total volume of built form approved. Taking into account the varied housing mix within Victoria Road, as well as the shape and size of individual plots and later additions, the footprint of the proposed dwellings would remain in keeping with the character of the area.

Minor amendments are proposed to the roof form of the approved dwellings, comprising:

- Plot 01: The marginal reduction in height of the ridgeline and chimney stack.
- Plots 02-07: The marginal reduction of the main roof pitch, the removal of 1 chimney and the reduction in height of the others on each pair of semis.
- Plot 8: The marginal increase in width of the pitched part of the main roof form.

These changes are de minimis and would not materially change the approved scheme or introduce any additional impact upon the character of the area.

Design

The most significant change to the external appearance of the dwellings is the use of a darker mix of red coloured brick on the elevations of all plots, and the change from a matching colour for the roof tiles for plots 2-8 to a mix of varying red coloured tile types. While these proposed amendments to the external materials would materially alter the external appearance of the approved scheme, there is a mix of red colour bricks and roof tiles visible on Victoria Road and the amended scheme would be in keeping with the local character in this respect.

The proposed amendments to the brick detailing, including the use of contrasting coloured soldier courses, quoins and gable features add texture to the principal façade of the dwellings, contributing to the visual interest of the scheme when viewed from Victoria Road and within the site. The amended scheme retains the design principals which distinguish the individual pairs of semis and promote the attractiveness of the scheme, while the architectural form and scale remain consistent to ensure the scheme visually ties in together.

Other proposed amendments including fenestration changes and the design of the front porches are de minimis and would not materially change the approved scheme or introduce any additional impact upon the character of the area.

Overall, the proposed amendments to the approved scheme would not result in any additional harm to the character of the area or the visual amenity of the development in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Given the minimal nature of the amendments to the bulk and scale of the approved development there are no additional concerns in respect of additional loss of light or overbearing impact over and above the original permission. In terms of potential overlooking impact, the proposed additional fenestration at the rear of Plot 01 would not introduce any direct overlooking opportunities onto the adjacent neighbouring plots.

Therefore, the proposed amendments would not introduce any additional impact on the amenity of neighbouring properties over and above the original permission in accordance with Core Strategy policy CP3.

Residential Amenity for Future Occupiers:

Policy TB08 of the MDD and R16 of the Borough Design Guide states that new housing must provide easy access to some form of amenity space. R16 of the SPD recommends a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto. It should receive direct sunlight and be capable of accommodating play, clothes drying and storage.

While the proposed addition of a single storey orangery to the rear of plot 01 would reduce the size of the garden space, circa. 80sqm would be retained which remains sufficient for the day to day activities as referred to in the Borough Design Guide SPD

for a 2/3 bedroom unit. Moreover, future occupants would have easy access to public open space with the application site located approximately 141 metres (less than 5 minute walk) from Wargrave Recreation Ground.

Therefore, the amended scheme would not adversely impact the level of amenity for future occupiers.

Other:

The proposed amendments do not impact any other material planning considerations related to the approved development. In addition to the variation of condition 2 it is also recommended that conditions 3-9 are varied to reflect the details approved under the Discharge of Conditions application ref 253007.

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:	12 February 2026
Earliest date for decision:	16 January 2026

Conditions agreed:	Not required
Recommendation:	Approve
Date:	12 February 2026
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Recommendation agreed by: (Authorised Officer)	
Date:	16.02.26

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location – Wargrave*
- *Landscape Character Assessment Area: Wargrave-Twyford Arable Chalk Lowlands*
- *Surface Water Flood Zones*
- *Bat Roost Habitat Suitability Area*
- *Great Crested Newt Impact Risk Zone – Green*
- *Potentially Contaminated Land Consultation Zone*