

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252194
Site Address:	Waters Edge, Loddon Drive, Wargrave, Wokingham, RG10 8HL
Expiry Date:	21 November 2025
Site Visit Date:	27/10/2025
Proposal: Householder application for the proposed erection of a first-floor extension over the existing ground floor footprint, with the application of white monocouche render to the new first-floor elevations, replacement of all windows with anthracite grey UPVC fenestration, installation of an anthracite grey composite entrance door and anthracite grey bi-folding doors to the rear elevation, and re-roofing of the dwelling with black slate tiles.	

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local	SS1 – Sustainable development principles SS5 – Development in the countryside CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation

Plan Update (LPU)	FD3 – River corridors and watercourses NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity HC3 – Local Green Space HC6 – Air pollution and air quality
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
03149	Bungalow and garage.	Approved, 07/08/1975,
180280	Householder application for the proposed erection of new decking to the side and rear of the existing house (Retrospective).	Approved, 25/04/2018
181599	Householder application for the erection of a shed (part retrospective).	Approved, 21/08/2018

CONSULTATION RESPONSES

Internal

WBC Drainage – Further information requested.
WBC Highways – No objections.
WBC CIL – The proposed development will be liable for CIL based on the measurements of the floorplans.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council – No objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a detached dwelling located on the south side of Loddon Drive. The property is positioned north of Borough Lake, which forms part of

the backwaters of the River Thames. The surrounding area is predominantly characterised by open agricultural land, with clusters of residential properties bordering both Borough Lake and the River Loddon.

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 in the countryside and therefore must be assessed against Policy CP11. The policy states that proposals outside of development limits will not normally be permitted except where inter alia:

- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;

Figure 8.19 within Section 8 of the Borough Design Guide provides detailed guidance on development within the countryside, including a recommended volume increase limit for replacement dwellings. It suggests that an increase of up to 50% in volume is acceptable for a single-storey development compared to the original building. While this figure serves as a guideline, the volume calculations submitted by the agent indicate that the proposal would result in an approximate 35.7% increase over the existing volume, which is therefore within the recommended limit.

It is acknowledged that the resulting built form and scale would be considerable, effectively transforming the original single-storey bungalow into a two-storey dwelling. However, Loddon Drive predominantly comprises large-scale properties set within generous plots, many of which take advantage of river views. The proposed development would retain the existing footprint and remain centrally located within the site, ensuring that the scale of the dwelling does not dominate the plot or extend development further into the open countryside. As such, the proposed extensions would accord with Policy CP11 in protecting the separating identity of settlements and maintaining the quality of the environment.

Character of the Area:

Loddon Drive is a rural country lane defined by the River Loddon to the east and Borough Lake to the south. Its character is formed by large, detached dwellings set within generous plots at varying distances from the highway. There is considerable variety in building styles, with properties ranging from traditional dwellings to modern replacements. Many plots also contain small outbuildings. In recent years, a noticeable character has emerged of contemporary replacement dwellings raised on stilts or platforms to address flood risk.

At the application site, the existing dwelling is a single-storey bungalow elevated on decking with an undercroft. A driveway extends from Loddon Drive, and several

outbuildings are located toward the front of the plot. While the site benefits from open views toward Borough Lake, it is largely screened from wider public views by substantial boundary planting.

The proposal introduces a first floor, creating a larger dwelling than currently present on the site. The design is contemporary, incorporating four prominent gable elements, extensive glazing, and modern external materials. Although this represents a contrast to the existing dwelling, there is no single prevailing architectural style along Loddon Drive, and several neighbouring properties already employ modern construction approaches and materials. As such, the proposal would not conflict with the established character of the area.

The extensions would utilise the existing footprint, therefore the property would remain centrally located within a large plot and maintaining generous spacing from site boundaries. This reflects the established pattern of development on Loddon Drive, where substantial dwellings are typically set within expansive plots and positioned away from the roadside. The additional height and massing are therefore considered appropriate, and the proposal would sit comfortably within its setting without dominating the site or appearing incongruous when viewed from London Drive, the public footpaths to the west (CHAR2 and CHAR6), or from Borough Lake to the rear.

Taking the above into account, the proposed extensions are considered to have an acceptable impact on the character and appearance of the area, in accordance with Policies CP3 and CP9 of the Core Strategy and the guidance contained within Section 4 of the Borough Design Guide.

Neighbouring Amenity:

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

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed the application and notes that the proposal would result in additional habitable rooms. However, the existing access and large front driveway, which provides parking space for up to six cars, would be retained and is considered sufficient to serve the development.

Flooding and Drainage:

The Council's Drainage Officer has reviewed this application and notes that, as the development is located within Flood Zone 3, a Flood Risk Assessment (FRA) is required in accordance with footnote 63 of the NPPF. The FRA must address all potential sources of flooding and demonstrate that the development will not increase flood risk either on or off site.

A Flood Risk Assessment was submitted to the LPA on 19/12/2025 (by Innervision Design, 2025). The Drainage Officer has reviewed the submitted FRA and considers

the details to be sufficient. The assessment confirms that appropriate mitigation measures are proposed to ensure that flood risk is not increased as a result of the development. The Drainage Officer, however, notes that the FRA recommends that future occupants sign up to the Environment Agency flood warning service and that a flood evacuation plan be prepared, with a suggested proforma provided in Appendix A of the FRA.

Accordingly, the Drainage Officer has recommended a pre-commencement condition requiring that no development shall take place until a flood evacuation plan is submitted and approved, detailing how residents would safely evacuate the property in the event of a flood warning.

The Case Officer considers, however, that a pre-commencement condition would be unnecessarily onerous in this instance. Unlike a new development on previously undeveloped land, the site is already occupied and the proposal relates to the extensions to an existing dwelling. The property would not be inhabited during the construction phase, meaning that the flood evacuation plan is not immediately required to safeguard anyone at risk. As such, it would be more proportionate and effective to require that the plan is submitted and approved prior to the first occupation of the dwelling. A suitable condition will be attached to any approval.

Landscape and Trees:

There are no protected trees on the application site, and given the modest scope of development, limited to the footprint of the existing dwelling, and the distances involved to any mature trees within the plot, it is considered that no tree or landscape-related impacts would arise from the proposal.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting preliminary ecological appraisal (Urban Tree Experts, August 2025, ref: SPH/NP/PEA-25/05.08) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be very low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

Community Infrastructure Levy (CIL):

As demonstrated by drawing 01 submitted on 07/11/2025 which illustrates the existing walls to be retained, this application has been assessed as an extension to an existing dwelling whereby a significant proportion of the dwelling's internal and external walls are proposed to be retained. This decision does not give approval for demolition of the existing dwelling which would require a separate planning permission. Should the property be demolished and rebuilt such works would also trigger the requirement for financial contributions under the Community Infrastructure Level (CIL) to be paid by the applicant for which no self-build relief will be applicable. For more information refer to the Council's website and the relevant CIL pages.

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:	Approval
Date:	1 November 2025
Earliest date for decision:	9 October 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.01.2026