

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252273
Site Address:	Hérons Creek, Station Road, Wargrave, Wokingham, RG10 8EU
Expiry Date:	18 November 2025
Site Visit Date:	10 October 2025
Proposal: Householder application for the proposed erection of a replacement porch, following demolition of existing porch and the replacement of windows and 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 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 TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
251519	Application for a certificate of lawfulness for the proposed erection of a single storey front extension to create porch, windows replacement plus changes to fenestration following demolition of existing porch.	Refused: August 2025

CONSULTATION RESPONSES	
Internal	
WBC Landscape and Trees – No objection WBC Built Heritage Officer – No objection	
External	
None	

REPRESENTATIONS		
Wargrave Council	Parish	No objection

Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks planning permission for the erection of a replacement front porch, 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.

Heritage & Character: Herons Creek is situated within the Wargrave Conservation Area and adjoins the southeast boundary of the listed Wargrave Court. The proposed fenestration changes are relatively substantial, involving the replacement of single-glazed windows with double-glazed units and the introduction of modern elements such as French doors and bi-fold doors. Although the removal of glazing bars from the west-facing bay window is not considered an ideal design choice, the overall impact of the alterations is deemed neutral in relation to the setting of Wargrave Court. This view is supported by the Council's Heritage Officer.

In a similar vein, the proposed replacement of the existing porch represents a modest alteration that is considered to have an acceptable effect on the character and appearance of the Conservation Area.

Taken as a whole, the proposal is judged to have a satisfactory visual impact and is in accordance with policies CP1, CP3, and TB24 of the Development Plan.

Neighbouring Amenity: Given the modest scale of the proposed enlargement, there are no concerns regarding loss of light or overbearing impact on neighbouring properties. The alterations to fenestration would result in one additional opening, however, as this is located at ground floor level, it does not give rise to any unacceptable overlooking or loss of privacy.

Landscape and Trees: No objection has been raised by WBC Landscape & Trees.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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	
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Conditions agreed:	Not required
Recommendation:	Approve
Date:	7 November 2025
Earliest date for decision:	30 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10 November 2025

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Wargrave*
- *Listed Building Buffer Zone*
- *Conservation Area*