

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260327
Site Address:	8 Braybrooke Gardens, Wargrave, Wokingham, RG10 8DW
Expiry Date:	5 April 2026
Site Visit Date:	13 February 2026
Proposal: Householder application for the proposed erection of a two storey side, a single storey side and rear extensions along with changes to fenestration including insertion of roof lights.	

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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
06165	Dwellinghouse and garage at rear of The New Orchard, School Hill.	Refused 15/03/1977

22706	Conversion of garage to study, single storey side/rear extension to provide new garage and lobby, first floor side extension to provide bedroom.	Approved 08/02/1985
36879	Change of use from garage to living accommodation. Provision of hardstanding (Retrospective).	Approved 24/01/1991

CONSULTATION RESPONSES

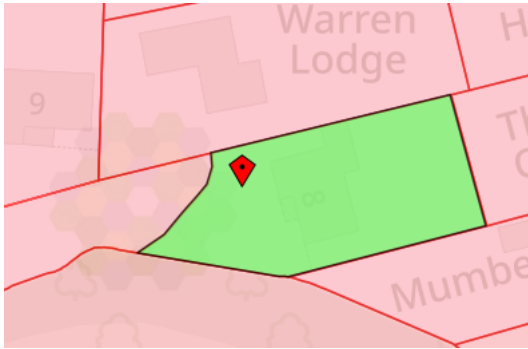
Internal

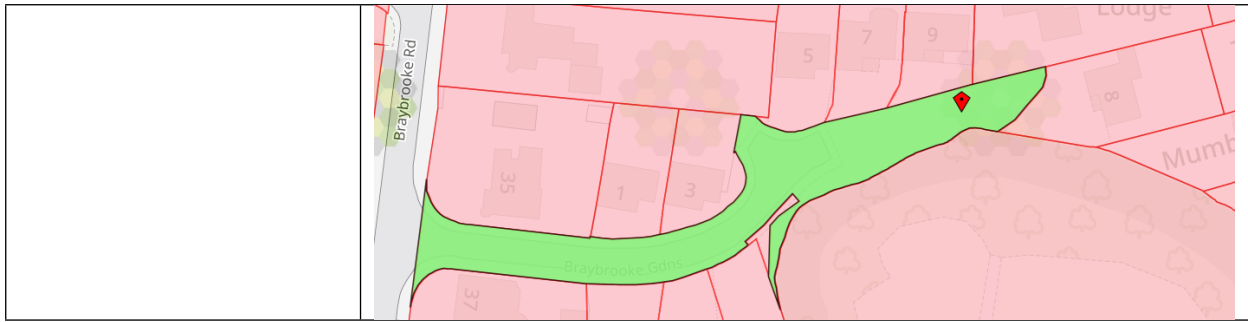
WBC Landscape and Trees – No objection, subject to condition.
WBC Ecology – No comment to make.
WBC Cleaner and Greener – No comments received.
WBC Green Infrastructure – No comment to make.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	One letter to raise a point: - The submitted plans are based on Land Registry plan BK260860. - The correct Land Registry plan should be BK120437. <u>Officer comment:</u> A Land Registry search was conducted on 08/04/2026. The up-to-date Land Registry parcel for the application site it listed as BK171846:  Land Parcel BK120437:



APPRAISAL

Site Description:

The application site consists of a two-storey detached property located at the end of Braybrooke Gardens cul-de-sac. Properties along the road are similar in age and style but differ in layout and form.

The application site benefits from a large front garden providing off-street parking. To the south of the site is a significant drop in ground level down to Wargrave Cemetery.

There is an Area Tree Protection Order; TPO-0061-1973 adjacent to, but not within the site boundary.

Typical materials along the road include brick, hung tiles and timber cladding.

Proposal:

This application seeks approval for the erection of a two-storey side extension along the southern flank elevation, a single-storey side extension along the northern flank elevation, a single-storey rear extension plus changes to fenestration and internal alterations. Other changes include the removal of the existing patio and the construction of a new patio with two sets of steps to access the garden area. It is also proposed to enlarge the existing driveway by extending the hard surface to the side of the proposed garage.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

Braybrooke Gardens consists of large, detached properties set within relatively generous plots. The application site occupies a prominent position at the head of the cul-de-sac. The road slopes upwards, rising from west to east, such that the host

dwelling and neighbouring properties towards the eastern end of the cul-de-sac are positioned at a higher ground level relative to dwellings towards the western end. This variation in land levels is a characteristic feature of the street. The proposed development includes single-storey side and rear extensions, plus a two-storey side extension.

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.

The proposed two-storey side extension would be located on the southern side of the host dwelling, which adjoins land in non-residential use. Immediately to the south of the plot is a band of established woodland which slopes steeply downwards to a cemetery situated at a significantly lower ground level than the application site. As a result of this change in levels, together with the presence of dense and mature tree planting along the southern boundary, the side elevation of the dwelling is largely screened and is not readily visible from public viewpoints.

R23 of the BDG states that 'where gaps between buildings allow views to a green backdrop that contributes to the established, positive, character of the area, alterations or extensions should not close off such views'. The two-storey side extension would not disrupt any established pattern or rhythm of built form within the cul-de-sac. The application site occupies the end of the run of development, beyond which are the rear gardens of properties on School Hill. The extension would be set back from the principal building line and set down from the main ridge height. As the entrance to the property is from the western boundary along the northern side of the site, views of the woodland to the south of the site would still be achieved. In this context, the proposal would not result in closing off views and would not appear visually intrusive when viewed within the street scene.

Furthermore, the host dwelling is orientated at an angle to the road, differing from the prevailing arrangement of neighbouring dwellings which are positioned front-on to the street. As such, the proposed side extension would not present as a dominant or incongruous addition when viewed from the public realm. Taking into account the site's edge-of-development position, the topography of the land, and the degree of existing natural screening, it is concluded that the two-storey side extension would not cause any material harm to the character or appearance of the host dwelling or the wider street scene.

The proposed single-storey side extension along the northern flank elevation would be positioned forward of the existing single-storey side extension and would retain the same ridge and eaves height. As such, the proposal would remain clearly subordinate to the main two-storey host dwelling. In addition, the extension would be set back from the principal building line of the dwelling, ensuring that it does not appear dominant or visually intrusive.

When viewed from the public realm, the presence of the proposed side extension, together with the set-back position, would result in a minor visual change to the property's frontage. The proposal would read as a modest addition that respects the

proportions and form of the host dwelling and would not appear incongruous within the street scene.

The proposed single-storey rear extension would be sited centrally along the rear elevation. Therefore, there would be no view of the rear extension from the public realm.

On this basis, it is concluded that the proposed single-storey rear extension would preserve the character and appearance of the host dwelling and the wider street scene.

Neighbouring Amenity:

Overlooking, Loss of Light and Overbearing:

The closest neighbouring property to the host dwelling is Warren Lodge, located approximately 4.5m from the northern flank elevation. The single-storey side element of the scheme would be the closest additional built form to the neighbouring property. By virtue of the single-storey scale and significant separation distance, there are no overlooking, overshadowing or overbearing concerns that would arise from the proposed development.

Highway Access and Parking Provision:

The proposed development would retain the same number of habitable rooms. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards. The property benefits from a large driveway and the submitted parking plan shows on-site parking for three vehicles. The parking arrangements are considered acceptable to serve the proposed development.

Landscape and Trees:

Close to the site's entrance is an Area TPO: TPO-0061-1973. The council's Trees and Landscape officer was consulted and raised no objection to the proposal, subject to conditions. Two of the conditions included that a 'Simple Landscape Plan' and 'Boundary Treatment details' should be submitted to ensure adequate planting in the interests of visual amenity. During the decision-making process, a Landscape Plan and Boundary Plan was submitted and the Trees and Landscape officer re-consulted. The officer raised no objection to the submitted information. Therefore, the additional plans will form part of the approved plans with any grant of approval.

They maintain that a condition should be attached for the protection of trees in line with the submitted Arboricultural Impact Assessment and Method Statement. This is to secure the protection of nearby trees throughout the time that the development is being carried out. As such, the condition will be attached to any grant of approval.

Ecology:

The application site is located in an area suitable for bat roosts. A preliminary roost assessment was submitted to support the application (Urban Tree Experts, Oct 2025, Ref: SPH/NP/PEA-25/16.09). Section 7 of the submitted report concludes: *"Informed by the results of the survey and the factors highlighted in Section 6, it is concluded that there is negligible potential for roosting bats within the section of the property to be affected by the proposed works. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required"*.

Conclusion:

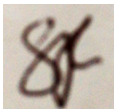
For the reasons set out above, and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Yes
Recommendation:	Approve
Date:	1 April 2026
Earliest date for decision:	4 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	15.4.26

PLANNING CONSTRAINTS/STATUS

Modest Development Location

Bat Roost Habitat Suitability

Grounds Maintenance Boundary – Cemeteries and Churches

Tree Preservation Orders Served or Confirmed – Area TPO-0061-1973

Thames Ward

Wargrave Parish