

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251507
Site Address:	82 Wargrave Road, Twyford, Wokingham, RG10 9PJ
Expiry Date:	27 August 2025
Site Visit Date:	10 July 2025
Proposal: Householder application for the proposed erection of a single storey rear and side extensions along with changes to fenestration following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Scale and Location of Development Proposals – Major development location (Twyford)
Landscape Character Assessment Area

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 TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
040010	Proposed erection of a detached garage.	Approved - 16 April 2004
000670	Proposed two storey side and front extension to dwelling and front porch and dormer extension.	Approved – 29 November 2000
042590	Proposed single storey front porch extension to dwelling and bay window	Approved – 03 March 2004

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.
WBC Landscape and Trees – No objection subject to conditions.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council commented ‘No comment’ on the application
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

82 Wargrave Road, Twyford is a two-storey detached house in the village of Twyford a major development location within Wokingham Borough. Wargrave Road is made up of majority detached houses that sit back from the road with access to large driveways and some having front gardens. The properties along Wargrave Road also have large rear gardens and some of the houses have garages. Wargrave Road is verdant along the road hence being on a Green Route.

The host dwelling is made out of bricks and has a tiled roof. The property has a large rear garden as well as a large driveway. The house has no garage and sits back from Wargrave Road accessed through a front gate.

Proposal:

Planning permission is sought for the proposed erection of a single storey rear and side extensions along with changes to fenestration following demolition of the existing conservatory.

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.

Design and Character of the Area:

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.

Side extension:

In the Borough Design Guide (BDG) the primary considerations are impact upon neighbourhood and upon street scene and local character.

The BDG states that for side extensions that a gap should be retained between the building and the site boundary and this should be a minimum of one metre in width. In this instance there is a 0.78 metre gap between the single storey side extension and the site boundary. Therefore, it does not meet this aspect of the BDG. However, in this situation the proposed single storey side extension would be acceptable. This is due to the extension being single storey with a flat roof, set off the site boundary by 0.78 metres, being set back from the rear building line of no. 84, Wargrave Road by 4 metres and set back from the street frontage by 11.19 metres. Furthermore, plot coverage of nearby dwellings varies and extending the dwelling closer to the side boundary at less than 1m would not unduly affect the rhythm or pattern of built form in the vicinity.

The BDG also states that side extensions should project one metre back of the building line on the street frontage. In this case the single storey side extension is set back 11.19 metres from the building line on the street frontage. Therefore, it does meet this set criteria of the BDG.

For side extensions, the BDG states that it should preferably have a lower roof line than the existing property. The proposed single storey side extension has a roof height of 3.22 metres. The existing house has a roof height of 6.76 metres and is more than those of the proposed single storey side extension. Therefore, the proposed side extension meets this aspect of the BDG.

Whilst the proposed flat roof of the side extension is not the most visually appealing, as it would be set so far back on the side elevation, and the site itself being a large plot, its general visibility in the street scene would be reduced and therefore in design terms is considered acceptable.

Rear extension:

The BDG states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case the rear extension measures 4.96 metres in length and is more than four metres from the main rear wall. Therefore, the proposed extension does not meet this aspect of the BDG. However, in this instance the proposed rear extension would be deemed acceptable as it would not result in any adverse harm in terms of design. The rear elevation of adjacent properties is varied and so a slightly deeper extension than advocated in the BDG is acceptable in this instance (in design terms).

The BDG also states that the maximum eaves and ridge height should be no more than those of the existing property. The proposed single storey rear extensions maximum eaves height measures 3.6 metres whilst the existing house maximum eaves height

measures 5.16 metres and is less than those of the existing property. The proposed single storey rear extensions ridge height measures 3.12 metres whilst the existing house ridge height measures 6.60 metres and is less than those of the existing property. Therefore, the maximum eaves height and ridge height of the proposed extension meets this aspect of the BDG.

In terms of materials the existing house is made out of brick. The proposed side and rear extension will also be constructed out of brick to match the existing house. The existing roof tiles will be made out of slate. Whereas the proposed roof tiles of the side and rear extension will be constructed out of a sedum flat roof which will be covered with river stone border. The existing windows will be made out of UPVC. The proposed sliding doors of the side and rear extension will be constructed out of aluminium. These materials will be secured via condition.

There have been similar applications for single storey side and rear extensions. No. 79 Wargrave Road, Twyford have had a similar application for a single storey rear extension (WBC Ref. 042478) which was approved and implemented. No. 84, Wargrave Road, Twyford have had a similar application for a single storey side extension (WBC Ref. 000047) which was approved and implemented. This shows other houses along Wargrave Road, Twyford have had similar applications approved and as such would not be out keeping with the character of the area.

Overall, the proposed single storey side and rear extension would not pose any significant harm to the host property, the neighbourhood, nor that of the existing street scene and local character of the area. The proposal is therefore acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users. In the BDG the primary consideration for rear extensions is its impact upon neighbours.

Overlooking:

The BDG states that the side walls of rear extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The proposed single storey rear extension will not include the addition of any new windows at first floor level due to the proposed rear extension being single storey.

The proposed development will include changes ground floor fenestration. At the front and side elevation facing south of the property towards the neighbour at no. 80a, there will be no fenestration changes. On the side elevation facing north-east towards no. 84, the existing side door will be removed and two new doors installed on the side extension (front and rear facing utility doors). The rear extension would see new bi-fold doors into the garden and where the existing conservatory demolished, there will be rear windows added to the elevation.

All the new windows/ doors will not result in overlooking to neighbours as they are at ground floor level with suitable separation distances. There would be approx. 55m between the front of the side extension and neighbour opposite on Wargrave Road. There would be approx. 20m separation distance between the rear extension to the rear boundary, which beyond that is the rear garden of 'Grantbourne' rather than built form. The new doors will also be at ground floor level with long reaching views being limited owing to boundary treatment. As such, there are not concerns regarding the overlooking.

Loss of Light:

A 45-degree horizontal line loss of light test was taken from the centre of no. 80a and no. 84 Wargrave Road both adjoining neighbour's closest habitable rooms. This line was not breached by the neighbour at no. 80a. Therefore, there will be no substantial loss of light to this neighbour. However, the 45-degree horizontal line loss of light test would be marginally breached from the neighbour at no. 84. The proposed extension would be deemed acceptable because it is single storey, at the side and rear of the property and the extension has a lower eaves and ridge height than the existing house. Also, the proposed extension is set off the site boundary by 0.78 metres, the extension will have a flat roof therefore much of the extension will be screened from the neighbour, the neighbour will receive sunlight from other angles for example south of their garden and the properties along Wargrave Road have staggered building lines. Therefore, the neighbour at no. 84 should not incur a substantial harmful loss of light as a result of the proposed extension.

Overbearing:

The proposed rear extension would go beyond the rear building line of both adjacent neighbours. Due to the proximity off the boundary with no. 80a, there would be no concerns of overbearing to this neighbour. In terms of no. 84, both the side and rear extension would go beyond a portion of this neighbour's rear building line. It is also acknowledged that the height of the extension is slightly over 3m in height which means it would protrude above standard height boundary treatment (i.e. a 2m standard fence). However, as the extensions have some separation distance to this neighbouring boundary and the neighbouring plot is large and has an expansive garden, the extensions are not considered to have substantial overbearing effects to this neighbour.

Amenity Space:

The existing rear garden measures 24.13 metres long and the proposed rear extension will measure 4.96 metres in depth. Therefore, the remaining garden space will be 19.17 metres. This is more garden space than some properties along Wargrave Road. Therefore, sufficient amenity space will be retained.

Landscape and Trees:

Policy CC03 of the MDD states that development shall protect and retain existing trees, hedges, and other landscape features.

The Wokingham Borough Council's (WBC) landscape and trees team assessed the proposal. The WBC Landscape and Trees team raised no objection to the application subject to a condition to secure landscaping details.

The site is on a Green Route Enhancement Area (Wargrave Road is designated). Until, recently, the front and rear of the site has featured soft landscaping, much of this has been removed. As such, the WBC Tree & Landscaping Officer recommended a condition to secure landscaping details to compensate for this loss of soft landscaping, given the site is on a Green Route Enhancement area.

Permission was not required for the vegetation clearance that has been carried out and none of this vegetation was protected by a TPO. Furthermore, the Green Route is located along Wargrave Road as opposed to through the site. Given this proposal is for a side and rear extension, rather than development at the front of the site which is that in closest proximity to the Green Route, it is not considered that a condition requiring future landscaping details as part of this application meets the required tests for conditions as outlined in the NPPF (para 55). Particularly, the condition is not necessary or relevant to the development that would be permitted.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief. 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 subject to conditions: 1. Timescale

	2. Approved details 3. Materials as specified
Date:	30 July 2025
Earliest date for decision:	24 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30 July 2025