

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                               |                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                    | 261024                                         |
| <b>Site Address:</b>                                                                                                                                          | 35 Wargrave Road, Twyford, Wokingham, RG10 9PB |
| <b>Expiry Date:</b>                                                                                                                                           | 23 June 2026                                   |
| <b>Site Visit Date:</b>                                                                                                                                       | 2 <sup>nd</sup> June 2026                      |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey rear extension and part garage conversion plus changes to fenestration. |                                                |

### **PLANNING POLICY**

|                                                  |                                                                                                                                                                                                                                  |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                            |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development                                                                                                                                                        |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking                                                                                                                           |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS3 – Development within or adjacent to major and modest settlements<br>SS4 – Development within or adjacent to minor settlements |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Swallowfield Village Design Statement<br>Wargrave Parish Design Statement                                                                     |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                 | Decision & Date        |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 000092          | Proposed single storey rear extension to dwelling and erection of replacement garage and new front porch                                                                    | Approved<br>23/01/2001 |
| 012394          | Proposed formation of outward access with new dropped kerb plus new dwarf brick wall                                                                                        | Approved<br>19/06/2001 |
| 101163          | Proposed erection of single storey rear extension to dwelling to form conservatory                                                                                          | Approved<br>29/04/2010 |
| 203112          | holder application for the proposed erection of a single storey rear extension following demolition of the existing rear conservatory plus the addition of 2no. rooflights. |                        |

## CONSULTATION RESPONSES

### Internal

No comments recieved

### External

No comments received

## REPRESENTATIONS

|                     |                                     |
|---------------------|-------------------------------------|
| Parish/Town Council | Twyford Parish Council – No comment |
| Ward Member(s)      | No comments received                |
| Neighbours          | No comments received                |

## APPRAISAL

### Site Description:

The application relates to a detached residential dwelling with an attached garage located on the western side of Wargrave Road, Twyford. The dwelling is bordered by similar properties with associated private gardens to the north and south along Wargrave Rd. The rear garden backs onto a railway corridor.

### Proposal Description:

Application seeks planning permission for the part conversion of attached garage and single story rear extension c34.2sqm with associated changes to fenestration including insertion of 4 new roof lights and roof form alterations.

**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.

### Character of the Area:

Wargrave Road is characterised by a varied street scene comprising both detached and semi-detached dwellings of single and two-storey scale. Properties exhibit a range of architectural styles, built forms and boundary treatments, with numerous examples of extensions, garage conversions and other domestic alterations.

### Rear extension and roof form alteration:

The proposed single-storey rear extension would provide c.34.2sqm of additional floorspace. The extension would infill the existing staggered rear elevation, projecting between c. 2.9m and c.6.8m from the existing rear wall to create a more consistent rear building line. The proposal would align with the forward-most existing rear projection and would not project beyond the rear building line of the neighbouring dwelling at No.33. Furthermore, it would not materially alter the existing relationship with No.37.

The proposal also includes alterations to the existing roof, replacing part of the existing rear roof form with a pitched gable incorporating a centrally positioned full-height window. Whilst this would increase the height of the rear roof slope, it would match the maximum ridge height of the existing dwelling and would not alter the principal roof form as viewed from the public realm.

Given that the proposed works are confined to the rear of the dwelling, they would not be visible from Wargrave Road. The scale, form and design of the extension and roof alterations are considered subordinate to the host dwelling and would not result in harm to the character or appearance of either the property or the wider street scene.

#### **Partial Garage Conversion:**

The proposal also includes the partial conversion of the attached garage to habitable accommodation, whilst retaining approximately 9.75sqm of floorspace for garage/storage purposes. The conversion is largely internal in nature and would not include alterations to the principal elevation of the dwelling.

Accordingly, the garage conversion would not alter the established appearance of the dwelling and would not result in any harmful impact on the character or appearance of the surrounding area.

#### **Neighbouring Amenity:**

##### *Overlooking:*

The proposal includes a glazed gable feature within the extended rear roof form. This glazing would provide outlook over the application site's rear garden, beyond which lies a railway corridor. As there are no residential properties to the rear, the proposal would not result in overlooking in this direction.

No new first-floor side-facing windows are proposed. Whilst a rooflight is proposed within the southernmost roof slope, it would be positioned c. 3.0m above external ground level at its lowest point. Given its height, angle of outlook and the absence of corresponding side-facing rooflights within the neighbouring dwelling at No.33, it is not considered capable of giving rise to harmful overlooking.

The proposal also incorporates three additional rooflights within the roof slopes. Owing to their position within the roof plane and the variation in the proposed roof form, these openings would have limited opportunities for direct views towards neighbouring properties. Furthermore, the proposal includes the removal of the existing obscure-glazed side window and a rear door, both of which would be infilled with materials to match the existing dwelling.

Accordingly, the proposal would not result in unacceptable overlooking or a harmful loss of privacy.

***Loss of Light and Overbearing:***

The proposed extension is single storey in scale and would be positioned to the rear of the dwelling. Whilst it would extend the existing built form, it would not project beyond the furthest set back element of No.33 and would not materially alter its relationship with No.37. In addition, although the extension would be located close to the boundary with No.33, a flank-to-flank separation distance of c 3.4m would be maintained.

The associated roof alterations would modify the form of the existing rear roof; however, the maximum ridge height would remain unchanged. Given the scale of the proposal, the retained separation distances and the existing spatial relationship between the dwellings, the development is not considered likely to result in an unacceptable loss of light, increased sense of enclosure or overbearing impact.

The proposal is therefore considered to comply with Policy CP3 of the Core Strategy in respect of neighbouring amenity.

**Highway Access and Parking Provision:**

While the proposed would result in the loss of the garage as a parking space, the dwelling retains a driveway capable of accommodating 4 vehicles. This is considered sufficient for the size and scale of the dwelling.

**Amenity Space:**

While the proposed would result in the loss of c32.4sqm of patio area, the site would maintain a garden depth of c16.35m exceeding the minimum guidance set out by the BDG.

As such, the proposal is not expected to result in a harmful impact to the useability of the rear garden for current or future occupiers.

**Landscape and Trees:**

The presence of trees on site are noted by plan numbered 2604 - P100. The plan indicates that protective fencing will be installed, as such no concerns regarding trees have been raised.

**Ecology:**

A Preliminary Roosting Assessment was submitted alongside plans with this application, it concluded that there is negligible potential for roosting bats within the property. As such, there are no ecological objections to this application.

**Conclusion:**

For the reasons stated above this 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              |              |
|-----------------------------|--------------|
| Conditions agreed:          | Not required |
| Recommendation:             | APPROVE      |
| Date:                       | 15 June 2026 |
| Earliest date for decision: | 22 May 2026  |

|                                                   |                                                                                     |
|---------------------------------------------------|-------------------------------------------------------------------------------------|
| Recommendation agreed by:<br>(Authorised Officer) |  |
| Date:                                             | 18/06/26                                                                            |