

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252422
Site Address:	26 Highfield Park, Wargrave, Wokingham, RG10 8LD
Expiry Date:	2 December 2025
Site Visit Date:	17 October 2025
Proposal: Householder application for the proposed single storey side and rear extension, to replace existing conservatory.	

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 CC07 – Parking CC09 – Development and Flood Risk
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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – No objection, subject to condition.
WBC Landscape and Trees – No objection.
WBC Public Rights Of Way – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site comprises a two-storey end of terrace property located on the southern side of Highfield Park, Wargrave. Running the length of the western side boundary and rear of the site is a footpath providing access to the rear of properties along the terrace.

Dwellings along the road consist of terraced and semi-detached properties that are similar in age and style and are constructed from a repeated material palette which includes red brick and clay roof tiles.

Many of the properties have already benefitted from alterations and extensions in a variety of forms and designs.

Proposal:

This application seeks approval for the removal of the existing conservatory and erection of a single-storey rear and side extension to serve a kitchen dining room and bedroom. There would be external steps to provide access from the rear extension to the garden.

Note:

Revised plans were received which moved the development further away from the eastern shared boundary (by approximately 0.3m).

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 in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The existing conservatory would be removed to allow for the erection of the proposed single-storey side and rear extension. The proposed extension would extend approximately 4.19m from the rear of the original house and approximately 2.83m from the flank wall.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

Page 56 of 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'. Whilst it is acknowledged the rear element of the extension would slightly exceed the guidance, this is insubstantial and considered acceptable due to the flat roof form of the extension and the conservatory which as existing benefits from built form close to the shared eastern boundary. Therefore, due to the form of the proposed extension, the development is not considered to be of such an overall excessive size that would adversely impact the existing open character of the garden.

The proposed side element of the extension would have a pitched roof form. R23 of the BDG states that extensions to buildings should be well designed and respond positively to the original building. The proposed pitched roof form would be sympathetic to the pitched main roof of the host dwelling and other pitched roof front and side extensions within the vicinity. Examples of already constructed pitched roof front/side extensions include nos. 48, 52, 68 and 70. Therefore, the proposed side extension would be sufficiently in-keeping with the established character of properties along the road and is acceptable.

Due to the pitched roof form of the side extension, the proposed flat roof rear extension would not be visible from the public realm. Therefore, the rear extension would have no detrimental impact on the character of the host dwelling or public realm.

Proposed materials include brick and tiles to match the main house, these are acceptable.

Neighbouring Amenity:

Overlooking:

The proposed side extension would include one front facing window at ground-floor level to serve a bedroom. Adjacent to the application site is an area of open green space. Therefore, as there are no neighbouring properties directly opposite the site, there are no loss of privacy impacts that would be generated by the proposed fenestration.

There is one window and one set of patio doors proposed in the rear elevation of the extension. Page 47 of the BDG states that a 22m minimum separation distance should be retained between back-to-back elevations in order to maintain privacy. The proposed fenestration would be more than 22m away from Kings Farm Corner on Blakes Road. Therefore, there would be no adverse overlooking impact that would be generated to neighbouring amenity.

There are also two rooflights proposed in the flat roof of the rear extension which would serve a kitchen dining room. The windows would be more than 3.5m from the first-floor fenestration of no. 28 and more than 7m from the first-floor fenestration of no. 24. The

separation distances are considered acceptable to ensure there would be no detrimental loss of privacy impact to neighbouring amenity.

Loss of Light & Overbearing:

The rear element of the proposed extension would have a flat roof form and would be adjacent to the rear garden of no. 28. The proposed flat roof form is less intrusive than a pitched roof with a lower overall height. This would reduce the amount of shadow cast onto the neighbouring property, as well as reducing the perceived and actual bulk of the built form. This helps to maintain a more open feel and would allow more daylight to reach the adjacent neighbouring outside amenity space.

Due to the topography of the site, the rear of the site sits at a lower level than the front and results in the rear extension having an eaves height of between 3m and 3.27m. It is acknowledged that the rear section of the rear extension would not comply with BDG eaves height guidance, however, to mitigate any adverse overshadowing and overbearing impact, revised plans were submitted that moved the development approximately 0.3m away from the eastern shared boundary.

The development would extend up to the western site boundary. However, due to the footpath that runs the length of the western site boundary, the closest built form of the neighbouring property (no. 24) would be a garage which would be approximately 1.85m away. Therefore, the proposed side/rear extension would not generate any detrimental overbearing or loss of light impacts to this neighbour by virtue of the separation distance and closest built form consisting of a non-habitable garage.

In conclusion, the impact on adjoining neighbours has been considered in detail. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with CS policies CP1 and CP3.

Highway Access and Parking Provision:

The council's Highways officer was consulted and raised no objection to the proposal subject to condition. The condition relates to the applicant providing cycle storage details. Whilst this is duly noted, the property benefits from a footpath to the side of the property that provides access to the rear of properties along the terrace. Therefore, the occupants will retain access the rear garden as existing, therefore the condition is not necessary.

Amenity Space:

The council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is useable. The proposed rear extension would retain a garden depth of approximately 10.3m. Whilst this distance falls marginally below the recommended 11m, the remaining garden would consist of relatively level, rectangular shaped area that would be useable. It is considered that the remaining space would be sufficient to serve the proposed development and is acceptable.

Landscape and Trees:

The council's Trees and Landscape officer was consulted and raised no objection to the proposal as there would be no adverse impact on protected trees or other landscape features that cannot be replaced.

Conclusion:

For the reasons set out above, 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:	Not required
Recommendation:	Approve
Date:	24 November 2025
Earliest date for decision:	31 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27.11.25

PLANNING CONSTRAINTS/STATUS

**Modest Development Location
Bat Roost Habitat Suitability
Thames Ward
Wargrave Parish**