

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260328
Site Address:	18 Newalls Rise, Wargrave, Wokingham, RG10 8AY
Expiry Date:	29 April 2026
Site Visit Date:	20 March 2026
Proposal: Householder application for proposed first floor side extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location – Wargrave
Bat Roost Habitat Suitability

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
36266	Demolition of Existing Porch, Single Storey Front Extension to Provide Enlarge Lounge Lobby and Garage	Approve 3 rd September 1990

CONSULTATION RESPONSES

Internal

WBC Ecology – No Objection

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached dwelling in the residential area of Wargrave.

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.

Proposal

The proposed first floor side extension would facilitate an additional bedroom and enlargement of the family bathroom. It would measure approximately 2.7m in width, 7m in depth, 5m to the top of the eaves and 6.7m to the top of the pitch roof. It would be set back from the garage by approximately 1.8m and set back from the principal elevation by 0.4m. It would be marginally set down from the main roof line by 10cm and be adjacent to the side boundary. There would be no windows to the side elevation, 1 no window serving a bedroom to the rear and a bathroom window at the front. A signed Party Wall Agreement between 18 Newall Rise and 28 Purfield Drive is in place were the application to be approved.

Procedural Matters

A Parking Plan was received by the Council on 27th April 2026, and after the consultation date had ended. However, the Parking Plan shows no. 2 car parking spaces. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a residential road comprising detached dwellings of a similar age and varying designs. There are 2 examples of first floor side extensions opposite the application site at no's 3 and 4 Newall Rise. In this case, the maximum eaves height and ridge height of the first-floor side extension would be no more than those of the existing property. It would be set back approximately 1.8m from the ground floor and 0.4m from the principal elevation. Although the development would be adjacent to the side boundary with 28 Purfield Drive, due to the orientation of the plots, the flank/rear separation distance would be approximately 12m. Therefore, although the proposal does not comply with guidance within the Council's Borough Design Guide in this respect, the rhythm of buildings and gaps between them along the street frontages would not be harmed. Moreover, there would be no significant risk of a future terracing impact given that the host property has a side-to-rear relationship with 28 Purfield Drive.

Overall, the proposal would comply with Policy CP1 and CP3 in relation to the character of the area.

Neighbouring Amenity:

Overlooking: There would be no side windows overlooking 28 Purfield Drive. The BDG separation distances cannot be easily applied to the separation distance with the nearest habitable room at no. 26 Purfield Drive due to the plot being at right angles to the application site. The existing separation distance with the nearest bedroom window is approximately 13.5m and this would be reduced by approximately 2m to 11.5m. However, there would only be oblique views of habitable windows. Therefore, there would be no significant loss of privacy to neighbour amenity.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In this case there would be no significant overshadowing to neighbour amenity at no. 17 Newalls Rise. Furthermore, Figure 1 shows that the 25-degree angle test is complied with in relation to 28 Purfield Drive.

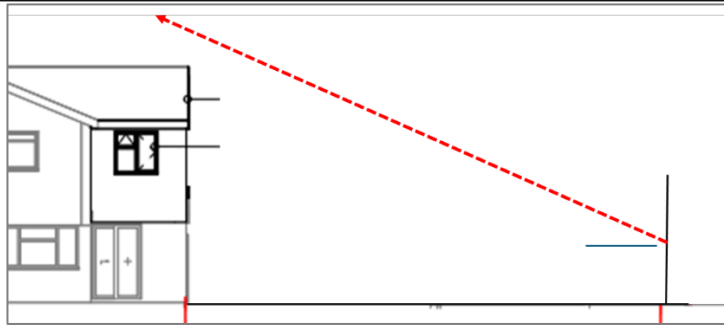


Figure 1 25-degree angle test with no. 28 Purfield Drive

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, while the proposed first floor extension would sit directly adjacent the boundary of the property with 28 Purfield Drive, the height and bulk of the extension would not be so significant as to result in any significantly physical overbearing or overly dominating presence when viewed from the rear of this neighbouring property, especially given that 28 Purfield Drive has an adequate garden depth which is also at a generous width. Hence, no harm to the amenities of 28 Purfield Drive would occur.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4-bedroom dwelling. According to the WBC Car Parking Standards each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposal will retain 1 no. garage space, and the driveway has sufficient space to accommodate at least two cars, which is acceptable.

Ecology: The Ecology Officer raises no objection subject to Informative and has commented; *"I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that currently has negligible potential to support roosting bats. I note the Ecologist states that if there is a time delay of greater than 12 months between the survey and the commencement of work, then the survey should be repeated as the condition of the building may change and bats may start roosting at the site. Provided that an informative is included in the decision notice and the development is implemented in line with section 7.2 of the PEA DBW, there are no ecological objections to the development at proposed."*

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:	28 April 2026
Earliest date for decision:	25 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	28/04/26