

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261830
Site Address:	Dunelm, School Hill, Wargrave, Wokingham, RG10 8DY
Expiry Date:	7 October 2026
Site Visit Date:	16 September 2026
Proposal: Householder application for the proposed single storey front extension to include insertion of roof lights plus 1no. dormer to the front elevation replacing existing dormer.	

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 TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
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
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No comments received
WBC Green Infrastructure – No comment

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension to extend the existing hall and lounge. Additionally, it is proposed to enlarge the existing front dormer to extend the existing bedroom, along with the insertion of 1no. rooflight to the front elevation.

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:

Single Storey Front Extension

The proposed single storey front extension would have a crown roof form joining it to the host dwelling with 2no. rooflights. The front extension does not comply with guidance in the Borough Design Guide (BDG) as the extension projects 3.85 metres forward of the main building line of the dwelling, however, the extension does not project forward of the existing integral garage. Additionally, the dwelling is set back over 15 metres from the street frontage, and the front extension would not interfere with the existing building line along this section of School Hill. Given its limited scale and proportionate design, it is deemed that the front extension would appear as a

subservient addition to the dwelling. As such, it is deemed that the front extension poses no harm to the appearance of the dwelling or to the wider character of the area.

Dormer Alterations

The proposed new front dormer will have a pitched roof and will take up a larger section of the existing catslide roof form when compared to the existing flat roof dormer. The new dormer will be sited within the main roof, and it is set back from the eaves line and side of the roof, and additionally, it does not exceed the height of the ridgeline of the existing roof. This ensures that the dormer appears as a subservient feature of the main roof. When also considering the properties significant setback from the road, it is deemed that the proposed dormer alterations poses no harm to the appearance of the dwelling or to the wider character of the area.

Rooflight

The proposed new rooflight poses no harm to the character of the area or appearance of the dwelling.

Neighbouring Amenity:

Single Storey Front Extension

The proposed single storey front extension is set approximately 1 metre from the boundary with the neighbouring property. As the extension does not project forward of the neighbouring property, no concerns are raised with regards to overbearing or loss of light. Additionally, no concerns are raised with regards to overlooking.

Dormer Alterations

The proposed dormer is well contained within the main roof away from the adjacent property boundaries, and as such there are no concerns with regards to overbearing, or loss of light impacts. Additionally, given the position of the dormer, there are no concerns relating to overlooking.

Rooflight

The proposed rooflight poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposal would have no adverse impact upon the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	24 September 2026
Earliest date for decision:	3 September 2026

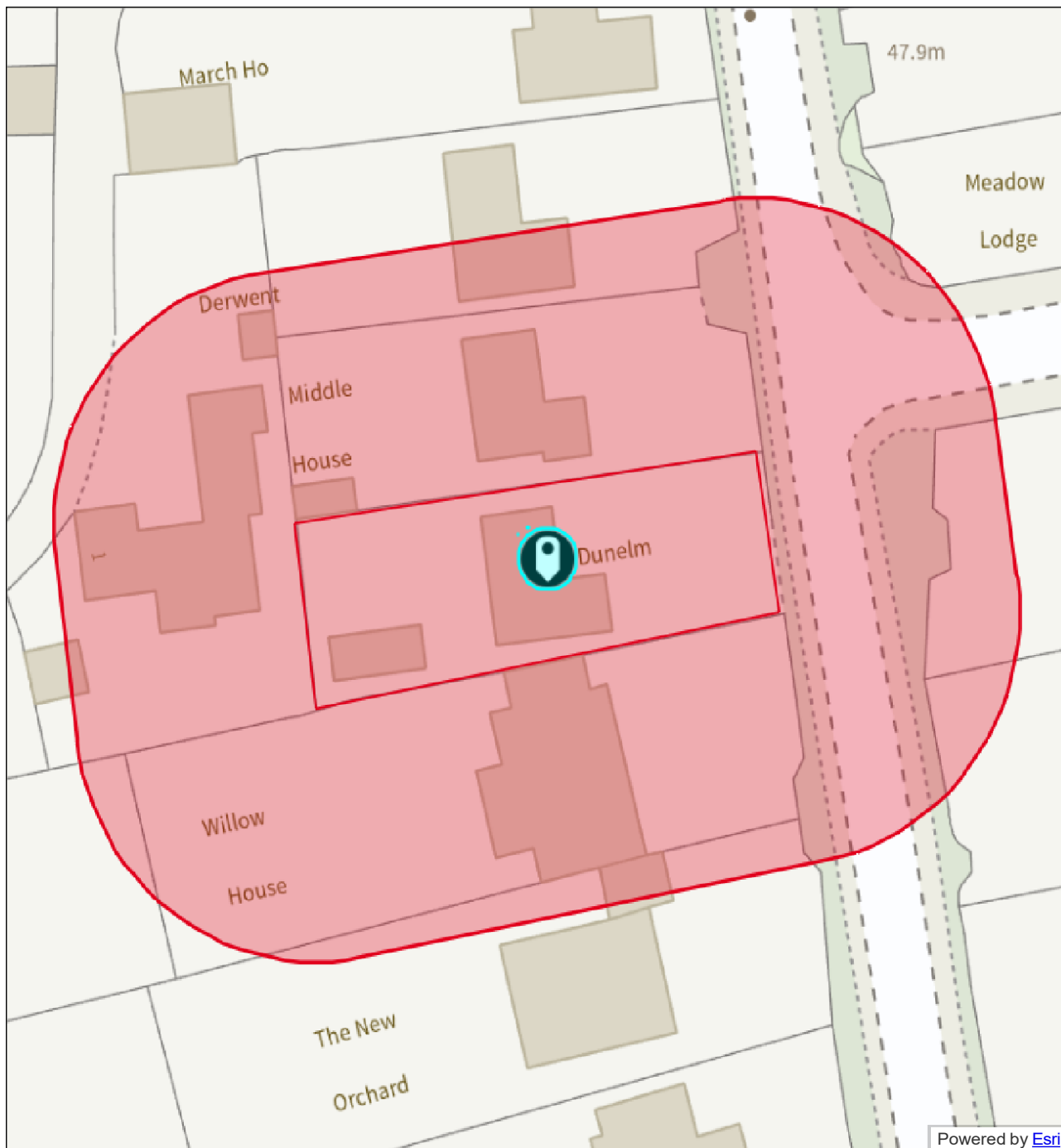
Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.09.2026

Near Me Report

Area of Interest (AOI) Information

Area: 3,903.84 m²

Date: Thu Aug 06 2026 09:49:29 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Wargrave

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 2	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UA379	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050&notes=&location=479459,178667%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wargrave CP	0 m