

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250738
Site Address:	16 Newalls Rise, Wargrave, Wokingham, RG10 8AY
Expiry Date:	25 July 2025
Site Visit Date:	4 June 2025
Proposal: Householder application for the proposed single storey front extension to form a front porch, single storey rear and first floor side extension plus changes to fenestration and replacement of existing timber cladding.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM10 - Flood Risk DM15 - Site History

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 FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design
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.

WBC Ecology – 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 consists of a two-storey detached dwelling located on an end plot on the northern side of Newalls Rise, Wargrave. The site has one adjoining neighbour to the west and two adjoining neighbours to the rear. There is a strip of amenity space and a section of the front garden of no. 15 Newalls Rise to the east.

The application dwelling is set back from the road behind a driveway providing off-street parking and a lawned garden with mature shrubs. There are level changes across the site with the rear of the plot at a higher level than the front. The existing rear garden has a low-level supporting wall with the lawn set above the existing patio area.

The mid-20th century dwellings along Newalls Rise are similar in age and appearance, however, many of the properties have already benefitted from alterations and extensions in a variety of forms and designs.

Typical materials include brick, hung tiles, timber cladding and render.

Proposal:

This application seeks approval for the erection of a single-storey rear extension with a flat roof form, the removal of the existing porch and erection of a single-storey front extension, and the erection of a first-floor side extension.

The proposal also includes alterations to the external surfaces to modernise the appearance by replacing the existing cladding with vertical timber cladding and replacement fenestration.

There are also changes proposed in the rear garden which include a patio area with steps up to the lawn which is already set at a higher level than the patio area.

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

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

There is no uniform appearance to property frontages along Newalls Rise. Many of the properties have already been extended and altered which has created a blend of form and design along the street.

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.

The proposed single-storey front extension would serve an enclosed front entrance and an open-sided porch area. The extension would have a flat roof form and would be constructed from vertical timber cladding. R23 of the BDG states that 'the design of the proposed extension must be well considered and should complement the existing building, either by adopting its style, or by a carefully considered contrast'. The design style reflects a more modern design approach with clean lines and pronounced grooves

which enhances architectural interest in the frontage. The proposed porch would protrude approximately 1.89m from the front building line. This would extend the built form of the existing porch further forward by approximately 0.53m which would accord with BDG guidance which recommends 'Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line'.

Changes to the front of the dwelling also include replacing the existing horizontal timber cladding at first-floor level with the same vertical timber cladding proposed on the single-storey front extension. This maintains a cohesive design with a unified, and uninterrupted surface to the front façade. Page 55 of the BDG states that 'the materials selected for alterations or an extension should match or improve upon the quality of those of the existing building'. Although somewhat unconventional in appearance, the cladding would be arranged in a more bespoke arrangement which would create contrasting depths and rhythm to the frontage, and as the host dwelling already boasts timber cladding as part of the existing material palette, the proposed material finish has already become established as an architectural feature within the street scene.

The proposed first-floor side extension would be subservient to the host dwelling by being set down from the main ridge line with a flat roof form, and set back from the principal building line by approximately 0.8m. Due to the setback position of the side extension, it would hold less of a visual presence within the street scene when entering the road. The built form of no. 17 is sited further forward than the proposed side extension and as a result, would partially obscure the development.

In addition, first-floor side extensions are already an established feature of the road, examples include nos. 3, 4, 7, 9, 10, 11, 12, 14 and 15. Page 55 of the BDG states that 'where the pattern of gaps between buildings creates a regular rhythm along a street that contributes to local character, then alterations or extensions should not interrupt that rhythm'. However, by virtue of the side extensions, the original rhythm of built form along the road has already been disrupted. Therefore, the proposed development would not be out-of-keeping, or out of character within the street scene or local area.

The 'U-shaped' single-storey rear extension would extend approximately 0.92m beyond the rear section of the existing garage and approximately 4.37m from the eastern side of the rear building line. The existing conservatory would be removed to facilitate the extension. The extension would have a flat roof form and would be constructed from vertical timber cladding. There would be limited views of the rear extension by virtue of the single-storey nature of the development and siting to the rear. Therefore, this element of the scheme would not generate any detrimental impact to the character of the host dwelling or public realm.

Neighbouring Amenity:

Overlooking:

There is one additional window proposed at first-floor level in the front elevation to serve a bathroom. The window would be road facing and more than 27m away from the front fenestration of no. 5 Newalls Rise. The BDG recommends a 10m minimum separation distance to be retained between front-to-front elevations in order to maintain privacy.

There is one additional first-floor window proposed in the rear elevation to serve a bedroom. The window would be sited more than 27m from the rear fenestration of nos. 34 and 35 Purfield Drive. The BDG recommends a 22m minimum separation distance to be retained between back-to-back elevations to maintain privacy. The window would provide oblique views of the neighbouring garden, similar to the existing rear bedroom windows. Therefore, the additional window would not result in any detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

The proposed landscaping in the rear garden would include the construction of steps that lead up to the lawn. It was noted during the site visit that there are already steps that lead up to the lawn which is at a higher level than the existing patio area. Views from the lawn area will remain the same as existing, therefore there are no adverse overlooking impacts that would be generated by the proposed changes to the patio area and steps.

Loss of Light & Overbearing:

The proposed single-storey front extension would be sited centrally and would extend towards the east of the plot. As there are no adjoining neighbours to the east and no. 17 located approximately 5m to the west, the front extension would not generate any detrimental overshadowing or overbearing impact to neighbouring properties.

The proposed first-floor side extension would be located along the shared boundary with no.17. The flank wall of the adjoining neighbour would be approximately 1.42m from the flank wall of the development. There are no windows in the flank wall of no. 17 and no windows proposed in the flank wall of the side extension. The front of the side extension would be set back approximately 0.8m from the principal building line of the neighbouring property and would align with the rear building line of no. 17. In addition, the flat roof form of the extension is less intrusive than a traditional pitched roof and creates 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 and retaining a more open feel.

Therefore, the proposed first-floor side extension would not generate any detrimental overshadowing or overbearing impact to the occupants of the neighbouring property.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Highway Access and Parking Provision:

The proposal would increase the overall number of habitable rooms. The council's Highways officer was consulted and raised no objection to the proposal. They concluded that the existing level of parking will be retained and this is considered acceptable.

Amenity Space:

The council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is useable. Once constructed, the additional

built form to the rear would retain a garden length of approximately 13m which is sufficient and would provide a garden large enough for a family sized home.

Ecology:

The application site is in an area suitable for bat roosts. A bat survey (ROAVR Group, Ref: 25_PRA_05_02) was carried out in May 2025. The ecologist concludes:

“There are no features at the property capable of supporting bat species known to be present in the local area. As such, no further survey effort is required”.

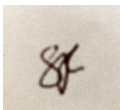
Conclusion:

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, 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
Date:	16 July 2025
Earliest date for decision:	21 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21.7.25