

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252974
Site Address:	Loddon Acres, Loddon Drive, Wargrave, RG10 8HD
Expiry Date:	5 February 2026
Site Visit Date:	8 January 2026
Proposal: Application to vary condition 2 of planning consent 230445 for the proposed extension of the existing garage building to provide additional ancillary accommodation at ground and first floor. Condition 2 refers to approved details. Variation is to allow changes to garage layout along with changes to fenestration.	

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
230445	Householder application for the proposed extension of the existing garage building to provide additional ancillary accommodation at ground and first floor.	Approved 28/04/2023
250300	Householder application for the proposed closure of existing vehicular access with close fencing and creation of a new centralised vehicular access with improved visibility splays. Plus, the construction of new gates, walls and	Approved 16/04/2025

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CONSULTATION RESPONSES

Internal

WBC Drainage: No objection

WBC Highways: No objection

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application relates to the garage associated with large dwellinghouse in a countryside location.

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.

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for which can be applied to retrospective development, stating that "if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly" (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The principle of development at the site was established with the granting of 230445. Condition 2 refers to approved details. The variation is to allow changes to garage

layout along with changes to fenestration.

The description of development for planning permission 230445 refers to ancillary accommodation at both ground and first floor levels. The Section 73 application proposes the removal of ancillary accommodation at ground floor level only. This represents a reduction in the extent of the approved development. The building would remain a garage with ancillary accommodation at first floor level, operating as a residential outbuilding, and the proposal does not conflict with the operative parts of the original permission.

Although the description of development refers to ancillary accommodation at ground and first floor levels, the Section 73 amendments reduce the approved development by removing ancillary accommodation at ground floor level. The proposal does not alter the nature of the approved development nor conflict with the operative parts of the permission.

Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

A larger extension to the existing garage has been established under 230445, this proposal reduces the built form of the development when compared to this previously approved extension to the garage. The proposed garage positioning would still be proportionately subservient to the main dwelling and it does not lead to an excessive form of encroachment or expansion of development away from the original buildings. The proposal sits within the established property boundary and is located to the side of the existing dwelling and is well screened by existing mature vegetation. The variation would not lead to an excessive encroachment into the open countryside and will therefore have no impact on the character or appearance of the countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The ground floor footprint of the garage would not be extended forward. At first floor level, a new roof structure is proposed with a new pitched roof structure but not to raise the height to the same extent as was originally approved, proposed hip to gable conversion of existing garage.

The new roof structure would feature a pair of gables dormers to either side to create additional useable space at first floor level, specifically home office and home gym facilities together with a toilet/shower room.

The proposed extension and alteration of the existing building – but now without any increase in its overall height - would respect the primacy of the main house. In design and scale terms, the current proposal would ensure that the garage remained subservient in scale, height and form to the main house, as seen below.



Elevational section showing subservient scale and form of extended garage as now proposed relative to existing building (blue line) and originally approved scheme (red line).

Furthermore, given the nature of the site the proposed changes would be very discrete in views from Loddon Drive and the river by virtue of the existing tree cover along the boundaries of the plot and around the existing garage and boathouse structures.

In conclusion, whilst the current proposal differs in form and detailing to the approved scheme, it's considered that the proposal would assimilate comfortably with the context and not harm the character of the area or street scene.

Neighbouring Amenity:

Overlooking: The separation distance between Loddon Acres and Loddon Court (to the north-east) is around 80m, whereas its separation distance with Riverside House (to the south-west) is around 69m. The boundaries of Loddon Acres, Loddon Court and Riverside House all feature mature tree and other planting and, as such, there is very little intervisibility between these dwellings.

At first floor level, the proposal would include dormers on the south and north elevation, with one less dormer window than approved, thus the outlook would be very similar. Given the separation distances to neighbouring dwellings to the north and south and the strength of existing tree and other natural screening, it is not considered that the development would result in harmful overlooking to either adjoining dwelling.

The first-floor window on the east elevation for the home office would overlook onto the site, thus no overlooking concerns.

A Juliet balcony at first floor level is proposed on the west elevation. The proposed Juliet balcony would not result in harmful overlooking as it does not introduce any elevated platform for external use. The level of intervisibility and outlook between properties remains comparable to the approved window. Therefore, such alteration would not have a harmful impact upon neighbouring amenities. The separation distance to Loddon Court (to the north-east) is around 80m. As mentioned above, there is considerable mature and established vegetation of significant height which acts as natural screening.

Given the combination of the substantial physical separation, the presence of mature vegetation acting as natural screening and the terrace's orientation away from Loddon Court, it is considered that the proposal would not give rise to harmful overlooking or a loss of privacy for occupants of Loddon Court.

Overbearing/loss of light: Given the separation distance from neighbouring dwellings, the proposal would not be considered overbearing or result in loss of light.

The closest building from the proposal is Loddon Court boat house (091901), thus no concern.

Highway Access and Parking Provision: The applicant seeks consent for varying condition 2 of Planning Application reference 230445 for the changes of garage layout.

There is no net increase in the total numbers of habitable rooms, and no reduction in parking provisions and garage parking. The WBC minimum sizes of a single garage for parking are 6m x 3m. The garage width remains suitable for a single bay garage parking.

The remaining garage space remains suitable for cycle storage, which is acceptable.

Landscape and Trees: The officer has no objection to the proposed changes to the garage previously approved under application 230445. The proposed changes to the garage will be to reduce the footprint of the proposed garage to replicate the current garage footprint. There are also changes to the fenestration.

Drainage: JPPC letter report AG/8205 dated 04/12/2025 states that the proposed extensions and alterations will be reduced compared to that previously approved. On this basis, there is no objection.

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.

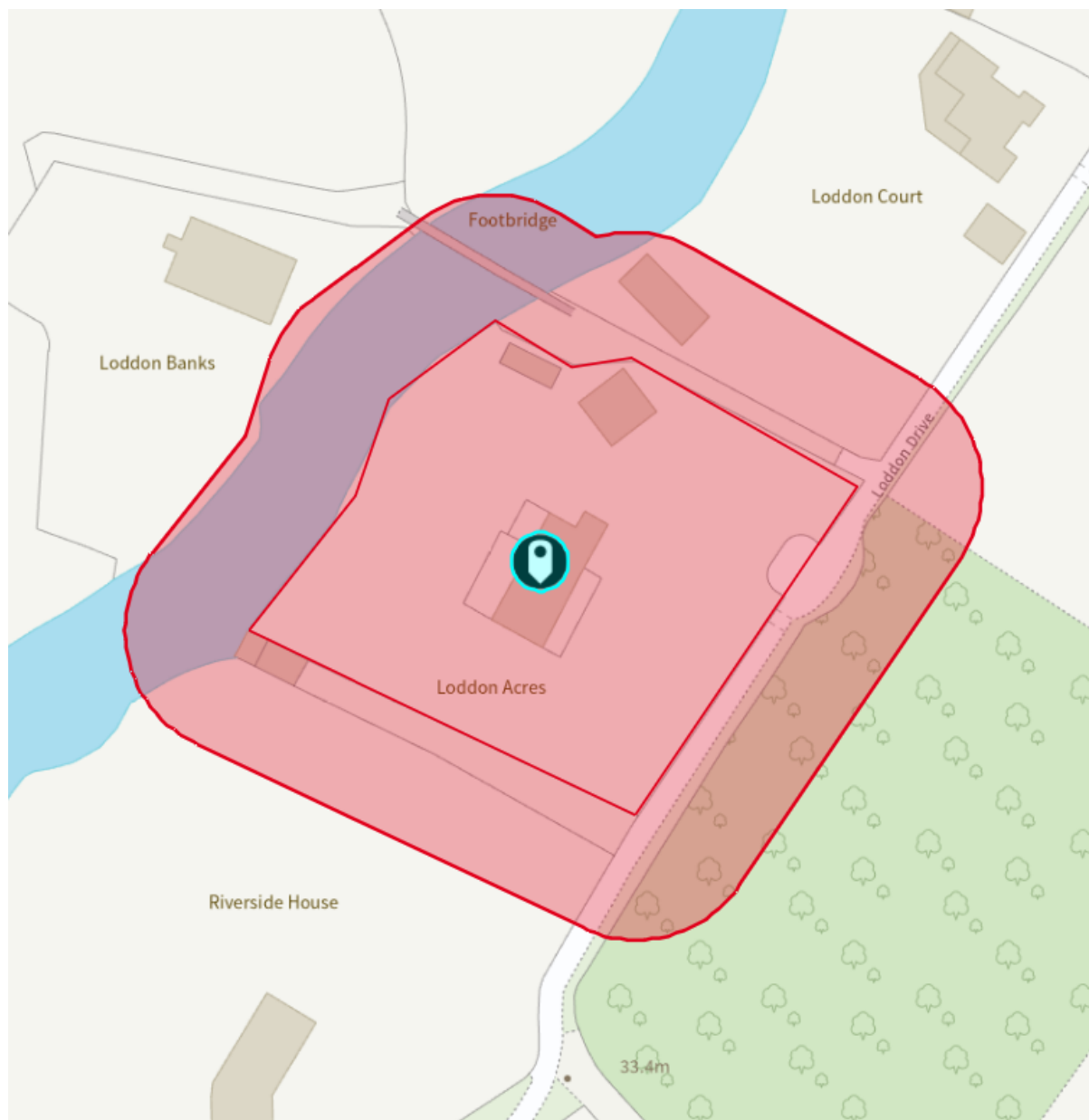
RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	2 February 2026
Earliest date for decision:	5 January 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	2 February 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Areas of Search for Sand and Gravel | Total count: 1

#	OBJECTID	OBJECTID_1
1	108	108

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	Sub-alluvial River Terrace deposits - Indicated resources in area assessed by BGS

Rights of Way Improvement Plan Consultation Zone | Total count: 1

#	Proposal_Type
1	New Bridleway

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

Flood Zones | Total count: 1

#	flood_zone
1	Flood Zone 3

Historic Flood Extent | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Historic Flood Outline	Historic Flood Map

Main River Consultation Area | Total count: 1

#	layer
1	Main River Consultation Area

Water Network Watercourse Consultation Zone | Total count: 1

#	watercourseName	form
1	River Loddon	inlandRiver

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

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: 8

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	RR376	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	RS376	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	RS377	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	RT374	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	RT376	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	RU374	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	RU375	Ecology Officer, Green Infrastructure Team

8	Bat survey required for planning applications that involve roof modification or demolition.	RU376	Ecology Officer, Green Infrastructure Team
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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

Local Wildlife Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Local Wildlife Site	Loddon River (part)

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050-res=&location=480601,176993%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Thames River Valley

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