

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253152
Site Address:	102 Victoria Road, Wargrave, Wokingham, RG10 8AE
Expiry Date:	10 March 2026
Site Visit Date:	26 February 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of existing single storey extension.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
992404	Proposed Erection Of Detached Garage	Approved November 1999

CONSULTATION RESPONSES	
Internal	
WBC Property Services-No comments received WBC Digital Solutions Scanning-No comments received	
External	
None Consulted	

REPRESENTATIONS	
Parish/Town Council	Wargrave Parish Council poses no objection
Ward Member(s)	No comments received
Neighbours	1 representation as follows; - I support the proposed development in principle; however, I would be grateful if the following points could be clarified to ensure the plans are fully understood: - Roof Height: The submitted drawings do not show the height of the proposed roof, and this information is required to assess the overall scale of the extension. - Extension Width: The width measurements of the proposed extension are missing from the plans. Including these would help in understanding the impact on the adjoining property. - Party Wall Details: Further clarification is needed regarding the wall between Nos. 104 and 102, as it is not clear from the plans whether this is a party wall or how it may be affected. - Foundations: It would be helpful to confirm whether the existing foundations are capable of supporting a larger, pitched roof as proposed. - Drainage: Additional details are needed on surface water management and the position or treatment of the sewage inspection point.

APPRAISAL
Site Description: This application site relates to a two-storey mid terrace property in Wargrave, Wokingham. The surrounding area is characterised by a mixture of terraced, semi-detached, and detached dwellings that are similar in design and appearance. Proposal: This application seeks permission for the erection of a single storey rear extension following demolition of existing single storey extension. The proposed single storey rear extension is approximately 6.3 meters in depth, 4.2 meters in width and 3 meters in height. The proposal includes the reconfiguration of the ground floor by demolishing the existing rear extension and replacing with a new single storey rear extension (slightly wider in width) that will facilitate an open plan kitchen/dining room. Planning History: This application site has had previous planning applications submitted. Application 992404 (submitted in August 1999) was for the proposed erection of a detached garage, which was approved in November 1999. 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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Victoria Road is surrounded by a mixture of detached, semi-detached and terraced housing of similar character and design. Predominantly the properties along Victoria Road all utilise off-street parking and have a narrow plot.

Throughout Victoria Road, there are various examples of single/two storey rear extensions that do not have a detrimental impact on the character of the area or public realm.

R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The extension appears to be a sympathetic and subservient addition to the host dwelling and proposes a proportionate scale, and design. Therefore, the side extension would have an acceptable impact on the appearance of the dwelling, and the public realm.

The proposed extension will be positioned to the rear of the dwelling and is situated within the existing rear garden. The proposal will be positioned in the same location as the existing and utilise the existing hardstanding. The design of the proposal consists of a pitched roof which will match the host dwelling, along with 6 No. rooflights and fenestration changes. The proposal will also be utilising materials that will relate well and match to the host dwelling. As aforementioned there are many examples of rear extensions throughout Victoria Road, therefore, this proposal does not cause any concern regarding character of the area.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity: It is noted from the block plan that the extension will be built right out to the boundary of No. 100 Victoria Road. The BDG (Borough Design Guide) states that extensions should retain 1 metre from the neighbouring boundary. However, due to the terracing effect and the proposed extension being single storey and modest

in scale, the development will have an acceptable impact on neighbour amenity in terms of overbearingness.

The proposed extension will be close to a neighbouring rear window and would result in a tunnelling effect. However, the effectiveness of this ground floor window for light and outlook is compromised by the existing layout of built form which results in these areas to the rear of the terraces being poorly lit spaces. The proposed development will not significantly change the light to the rear of this neighbouring dwelling, which itself has been extended to the rear and compromises of large rear garden.

The proposed single storey extension is comparable to other forms of extension to the rear of this group of terraces houses and overall will not result in a detrimental loss of amenity.

Highway Access and Parking Provision: The proposal will have no impact on Highway access and parking provision.

Drainage: The site is within Flood Zone 1 where the risk of fluvial flooding is low. There are no areas at risk from surface water flooding on the site. The elevations show a parapet wall design so that water run-off from the roof can be contained to the site – this would be dealt with by Building Regulations.

Other Matters: Neighbour representations have raised the issue of the Party Wall Act and the foundations. This permission give no right to access third party land and the Party Wall Act is a civil matter between the respective parties. The foundations required are controlled under separate legislative Building Control Regulations.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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
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Recommendation:	Approve
Date:	6 March 2026
Earliest date for decision:	3 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.03.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant