

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261545
Site Address:	The Spindles, School Hill, Wargrave, Wokingham, RG10 8DY
Expiry Date:	3 September 2026
Site Visit Date:	25 August 2026
Proposal: Householder application for the proposed erection of single storey side and rear extension with rooflights and adaptation for wheelchair accessibility. Plus changes to fenestration and addition of air source heat pumps.	

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 CC07 – Parking TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
09104	Amended design of chalet bungalow	Approved 31 st August 1978
15124	Erection of Garage	Approved 21 st April 1981
39027	Erection of detached bungalow and garage with new access.	Approved June 1982

40880	Removal of conditions 14,15 and 17 on consent No. 39027 and retention of existing access	Approved 12 th May 1993
992216	Proposed Single Storey Rear Extensions To Dwelling And Alterations To Roof And Garage	Approved 18 th June 1999

CONSULTATION RESPONSES

Internal

WBC Environmental Health- No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council raises no objection to the application. - The Parish considers that the proposed extensions are proportionate to the site, sympathetic to the existing dwelling and would provide significant accessibility benefits for a wheelchair user. - The Parish also notes the inclusion of sustainability measures, including an air source heat pump and upgraded glazing, and does not consider the proposal likely to cause unacceptable harm to the character of the surrounding area. - The Parish Council requests that, if permission is granted, materials closely match the existing dwelling and that the proposed accessibility features are retained.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site comprises a detached single-storey dwelling situated within a spacious residential plot. The property is set back from the adjoining highway and benefits from an extensive frontage and rear amenity space. The application site adjoins other residential properties and is enclosed by a mixture of planting, fencing and vegetation. The surrounding development exhibits a variety of dwelling styles and designs, although there is a consistent pattern of detached residential development within substantial plots.

Proposal: This application seeks permission for the proposed erection of single storey side and rear extension, single storey front infill extension with rooflights and adaptation for wheelchair accessibility. Plus, changes to fenestration and addition of air source heat pumps.

The proposed single storey side/rear extension will approximately be 11 meters in depth, 5 meters in width and 5 meters in height. The proposed single storey rear infill extension will approximately be 2.5 meters in depth and 3 meters in width.

Planning History: Planning permission was granted under application 09104 on 31 August 1978 for an amended design of a chalet bungalow. Permission was subsequently granted under application 15124 on 21 April 1981 for the erection of a garage. Further permission was granted under application 39027 in June 1982 for the erection of a detached bungalow and garage with a new access. Application 40880 was approved on 12 May 1993 for the removal of Conditions 14, 15 and 17 attached to planning permission 39027 and the retention of the existing access. More recently, planning permission was granted under application 992216 on 18 June 1999 for single-storey rear extensions to the dwelling and alterations to the roof and garage.

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 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.

The dwelling is set back from the highway with the principal elevation located approximately 14 metres from the boundary. The frontage is characterised by a substantial area of open amenity space. Whilst the proposed side/ rear extension would add additional bulk to the host dwelling, the existing shed to the rear is set to be removed ensuring that it would remain subordinate in scale to the host dwelling and would not appear unduly prominent within the street scene. The proposed extension is set down from the ridgeline of the host dwelling and incorporates a pitched roof design to match the existing. Moreover, the proposed materials are indicated to match the existing dwelling, thereby ensuring a cohesive appearance and reinforcing the extension's integration with the host property.

Given its location, the development would have very limited visibility from the public realm and would not materially alter the character or appearance of the surrounding street scene. Furthermore, the scale, design and massing of the extension are considered proportionate to the size of the host dwelling and would not appear as an

incongruous or overly dominant addition. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

As such, the proposal would preserve the spacious character of the plot and would not result in harm to the character or appearance of the surrounding area. Moreover, the proposed side/rear extension complies with paragraph 4.11 of the Borough Design Guide SPD. Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As mentioned, the application site is positioned on a spacious plot with vast levels of amenity space and surrounded by boundary treatments. The neighbouring dwelling (The Shieling) is approximately 25 meters away from The Spindles and the proposed extension is positioned on the north/east elevation which projects towards the highway. Whilst there are changes to fenestration to all elevations, the development is single storey and would not result in overlooking or a loss of privacy to the neighbouring occupiers. Due to the size of the plot, and the surrounding vegetation it is unlikely that the proposed development would be viewed from the highway. Therefore, given its modest single-storey scale and siting to the side and rear, it is not considered that it would appear unduly overbearing or result in a harmful impact on residential amenity.

Highway Access and Parking Provision: There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore no comments from the Council's Highways team have been received.

Landscape and Trees: The Council's Tree Officer has advised that the trees located along the site boundaries make a significant contribution to the vegetated character of School Hill (B477), the setting of the Wargrave Chalk Pit Nature Reserve to the west, and provide valuable visual screening between the site and the adjoining agricultural land to the south. The trees are also visible from Public Footpath WARG3 which runs along the southern boundary. As such, it is important that these trees are retained and protected during construction in accordance with the submitted site plan and Policies CP3 and CC03.

To ensure the continued health and longevity of the retained trees, the Tree Officer has raised no objection subject to suitable tree protection measures being secured.

Ecology: Concerns are raised regarding the absence of an Arboricultural Impact Assessment and limitations in the ecological surveys. The Officer advises that the Sycamore tree and its Root Protection Area, together with existing hedgerows, shrubs and trees used by bats for foraging and commuting, must be retained and protected. Surveys confirm the presence of a brown long-eared bat day roost and a soprano pipistrelle day roost, both of local importance. In the absence of mitigation, the proposals would result in impacts to protected bat roosts and therefore a European

Protected Species Licence (EPSL) will be required. Subject to the submission and implementation of an Arboricultural Method Statement and/or Construction Environmental Management Plan (CEMP), protection of retained trees and habitats, and appropriate licensed bat mitigation, the Officer concludes that the development would not result in significant adverse effects on biodiversity, protected species or the adjacent woodland habitat and raises no objection.

Environmental Health: As part of the application, two air source heat pumps are proposed on the western elevation. Given this separation distance, together with the domestic scale of the installation, the proposal is not considered likely to result in any unacceptable noise or disturbance to neighbouring occupiers. Furthermore, the unit would not give rise to any significant visual harm to the character or appearance of the property or surrounding area. As such no comments from Environmental Health have been received.

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.

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

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	26 August 2026
Earliest date for decision:	21 August 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	01.09.2026
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PLANNING CONSTRAINTS/STATUS

Insert where relevant