

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                        |                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                             | 253097                                          |
| <b>Site Address:</b>                                                                                                                                                   | 92 Victoria Road, Wargrave, Wokingham, RG10 8AE |
| <b>Expiry Date:</b>                                                                                                                                                    | 25 February 2026                                |
| <b>Site Visit Date:</b>                                                                                                                                                | 24 November 2025                                |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory and rear extension. |                                                 |

### **PLANNING POLICY**

|                             |                                                                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>TB23 – Biodiversity and Development                          |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                                                 |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                     | Decision & Date            |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 220157          | Application for a certificate of lawfulness for the proposed loft conversion to create habitable accommodation, including the insertion of a rear dormer, and 3no. roof lights. | Approved:<br>February 2022 |
| 042177          | Proposed erection of a detached garage.                                                                                                                                         | Approved:<br>November 2004 |
| 001253          | Proposed single storey rear extension to dwelling to form conservatory.                                                                                                         | Approved:<br>January 2001  |

### **CONSULTATION RESPONSES**

|                 |
|-----------------|
| <b>Internal</b> |
| WBC CIL – None  |
| <b>External</b> |
| None            |

### **REPRESENTATIONS**

|                  |        |                                                                                                                                                                                                                                                                                                                            |
|------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wargrave Council | Parish | No objection                                                                                                                                                                                                                                                                                                               |
| Ward Member(s)   |        | No comments received                                                                                                                                                                                                                                                                                                       |
| Neighbours       |        | <p>One objection letter received, raising concerns on the following grounds:</p> <ul style="list-style-type: none"> <li>• Impact on neighbouring amenity</li> <li>• Out of character appearance</li> <li>• Lack of drainage details</li> <li>• Impact on property value</li> <li>• Absence of party wall notice</li> </ul> |

## APPRAISAL

**Context:** The application site is located within a residential setting of Wargrave. This application seeks planning permission for the proposed erection of a single-storey rear extension at No.92 Victoria Road, following the demolition of the existing conservatory

Additional information regarding site levels has been submitted since the original application, accompanied by an additional plan showing existing and proposed sections. Notably, it has been stated that the finished ground floor level at No.94 is approximately 365mm lower than the existing conservatory floor level at the application site. In response, and to minimise potential impact on neighbouring properties, a revised design approach has been agreed. This includes lowering the proposed extension floor level by 150mm to align with the current bathroom floor, and adopting a cold-roof construction, with insulation placed between and beneath the roof joists, thereby reducing the overall roof height by a further 170mm. The following appraisal is based on this amended scheme.

**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:** The proposed development, although initially presenting as relatively extensive, largely comprises the replacement and rationalisation of the existing single-storey structures to the rear of the dwelling. The scheme includes a modest increase in height and an infill element directly behind the main house; however, the overall scale remains comparable to the current built form and does not represent a significant increase.

From a design perspective, the proposal is an improvement on the existing situation. It would remove the disparate and visually discordant extensions currently present, replacing them with a single, cohesive addition of higher design quality. Owing to the rearward siting of the extension, public views would be extremely limited, and as such the development would have a negligible presence within the street scene.

For these reasons, the proposal is considered to have an acceptable visual impact and offers a clear enhancement over the existing arrangement. There is therefore no objection on character grounds, with the development complying with Policies CP1 & CP3 of the Core Strategy.

**Neighbouring Amenity:** An objection has been received from the occupier of an adjoining dwelling (No.94), raising concerns primarily in relation to the potential impact on neighbouring amenity. The neighbouring resident has not commented since the submission of the amended scheme, as this was not subject to re-consultation. For the purpose of this appraisal, it is assumed that the concerns of the resident remain.

While the Local Planning Authority is sympathetic to these concerns, the increase in built form would not be significant as outlined above, and is not considered to result in a considerably greater impact on adjacent properties than the existing structures. The rear element of the proposal would be comparable in scale to the conservatory it is intended to replace. The increase in height to the remaining elements would be modest. On this basis, the development is not considered to result in harm to the amenities of neighbouring occupiers, particularly when viewed in the context of the current site arrangement and the presence of existing closeboarded fences on the boundary.

The neighbouring resident has also raised concerns relating to other matters, including a perceived lack of clarity regarding drainage arrangements. As the application site is located within Flood Zone 1, it would be disproportionate to require detailed drainage information as part of this application. Such requirements are more appropriately addressed through the Building Regulations process.

Further concerns have been raised regarding the absence of a party wall notice. The applicant is reminded that, although the submitted plans indicate that all works would be undertaken within the curtilage of the application site, the granting of planning permission does not authorise access to, or the undertaking of works on, over, or under adjoining land or property without the prior consent of the relevant landowner. Nor does planning permission remove the requirement to comply with the Party Wall etc. Act 1996.

**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.

| <b>RECOMMENDATION</b>              |                  |
|------------------------------------|------------------|
| <b>Conditions agreed:</b>          | Not required     |
| <b>Recommendation:</b>             | Approve          |
| <b>Date:</b>                       | 16 February 2026 |
| <b>Earliest date for decision:</b> | 22 January 2026  |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>16 February 2026</b>                                                             |

## PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Wargrave*
- *Bat Roost Habitat*