

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261366
Site Address:	River Cottage, Church Street, Wargrave, Wokingham, RG10 8EP
Expiry Date:	4 August 2026
Site Visit Date:	23 June 2026
Proposal: Householder application for the proposed raising and modification of the roof, erection of a single storey rear extension, external refurbishments, changes to fenestration and internal alterations to a listed building.	

PLANNING CONSTRAINTS/STATUS

Listed Building
Wargrave Conservation Area
Bat Roost Habitat Suitability
Scale and Location of Development – Modest Development Location – Wargrave
Great Crested Newt Consultation Zone

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 TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
251049 & LBC 251050	Householder application for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building	Approve 11 September 2025
260104 & 260105	Submission of details to comply with the following condition of planning consent 251050 dated 11/09/2025. Condition 3 Further Details.	Split Decision 12 March 2026

	Condition 5 Natural Roof Slate. Condition 7 Windows. Condition 8 Extraction Vents, Gas Flues, External Pipework, Or Ducting.	
260420 & 260429	Application to vary condition 2 and 8 of planning consent 251049 for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building. Condition 2 refers to approved details, 8 to extraction vents, gas flues, external pipework, or ducting. Variation is to allow changes to fenestration including additional roof light, roof and garden wall adjustment.	Approve 16 April 2026

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: The site is a Grade II late C18 two storey detached dwelling with a two-storey rear extension that was added in the late C20. The property faces directly onto Church Street in Wargrave and does not benefit from off street parking. The external facing walls are finished in painted roughcast, and the hipped roof is slate. The principal elevation comprises sash windows and Venetian style shutters either side of the 6-panelled central entrance door. At the rear there is a small courtyard garden.

The site benefits from extant planning permission ref 251049 for a part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building. This latest proposal omits the previously consented two-storey extension to the pitched roof and seeks to retain and have altered a small WC extension added to the rear of the property.

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.

Proposal:

The proposed roof to the existing rear facing gable would increase in height by approximately 0.4m to bring it in line with the height of the main roof line. The raising of the same gable roof has extant permission ref 251049. However, the previous permission also included a 2-storey extension.

The proposed single storey rear extension to form a garden room would have a flat roof with two rooflights. It would measure approximately 3 metres in depth, 3.5 metres wide and 3 metres in height and have glazed double doors. A single storey glazed extension of similar appearance and dimensions benefits from extant permission under reference 251049. The garden room will abut the existing rear WC extension that would be converted to a laundry room.

Other proposed alterations with extant permission include:

- Two rear first floor windows will be replaced of similar dimensions and design.
- New loft joists and roof repairs
- The two existing bathrooms will be merged to form one bathroom and the external facing wall to be rebuilt to facilitate insulation.
- Alteration to first floor internal floor levels
- Addition of a stairlift
- A lime cork thermal plaster render to the external walls
- Secondary window glazing

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The application site is located within a Conservation Area off the main High Street in the village of Wargrave. The street scene is a mixture of older properties, several of which are Grade II Listed including the immediate neighbour at Old Gaunt House. A row of traditional terraced cottages is located opposite the application site, and immediate neighbours are traditional individual detached properties with gable roofs which are a characteristic feature of this historical area.

The alterations to the gable roof height at the rear and the rear single storey extension have extant permission ref 251049 and the latest proposal to modify the scheme would not cause additional harm to the character of the area. Moreover, they would not be visible from the public realm.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in respect of impact on the character of the surrounding area including the Wargrave Conservation Area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users

including open spaces or occupiers and their quality of life.

In this case, the proposed development would not result in harm to neighbouring occupants in relation to increased overlooking, loss of light or overbearing appearance when compared to the extant permission.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Built Heritage: In determining this application, special regard has been given to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest, and to preserving or enhancing the character or appearance of the Wargrave Conservation Area. The significance of the listed building and conservation area has been considered having regard to the submitted Heritage Assessment, the nature of the proposed works and the advice of the Council's Heritage Officer.

The Heritage Officer raises no objection to the amended version of the 2025 scheme. This includes the additional rooflight to rear single storey extension, replacement of a single garden room door with a pair of glazed external doors, vented soffit details, and alterations to the front ground-floor fireplace and hearth to accommodate a stove.

The Officer also notes that the proposal omits the two-storey extension to the historic pitched-roof rear range and instead retains and alters the existing small rear WC extension. He has confirmed that its retention and alteration would be in keeping with the building and would not affect its heritage significance. The removal of faux ceiling joists in the kitchen and creation of a small upstand to the rear of the lead-covered front door hood are also considered acceptable in heritage terms.

The Officer notes that the submitted rear elevation and bathroom window joinery drawings clarify the location and form of the two new bathroom windows, removing the need for a joinery condition. The submitted ground-floor plan and heritage assessment also provide sufficient detail for the fireplace and hearth alterations, so no further condition is required.

The Officer concludes that the heritage assessment provides acceptable details for repairing and insulating the main roof and installing timber boxed vented soffits, so no further condition is required if the works are carried out accordingly. However, as the roof slate details partly relate to the approved scheme ref 251049, a revised condition is recommended requiring the new roof slopes to the raised bathroom to use slates matching the main roof as closely as possible.

Requested Conditions

Historic Fire Insurance Plaque

Notwithstanding the details submitted the historic Fire Insurance plaque on the front elevation is to be carefully removed and safely stored to allow for the removal of the existing pebble dash render, with the plaque to be re-instated in its original location once works to the proposed lime cork thermal plastering render system has been undertaken.

Matching finishes

All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

Natural roof slate

The sloping roof aspects of the hereby approved raised bathroom to the rear shall be clad in natural slate, of a size and colour most appropriate to match those adjacent existing roof slates of the main roof to the property, unless otherwise agreed in writing by the local planning authority prior to those works being undertaken.

Roof Structure Repairs

Works to repair and insulate the main roof of the property and to have installed timber boxed vented soffits shall be done so in accordance with the details contained in the Heritage Assessment documents 140 PA/LB 2 013 revision 01; 140 PA/LB 2 014 revision 02 and 140 PA/LB 2 015 revision 02, unless otherwise agreed in writing by the local planning authority prior to those works being undertaken.

Secondary Glazing

The installation of secondary glazing shall be done so in accordance with the details contained in the Heritage Assessment document 140 PA 005 Rev.02, unless otherwise agreed in writing by the Local Planning Authority prior to the installation of the secondary glazing units.

Extraction Vents, Gas Flues, External Pipework & Ducting

Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, soil pipe, services ducting, and/ or utility boxes on the external elevations other than those shown on the plans as approved, unless otherwise agreed in writing by the local planning authority prior to those works being undertaken.

Fireplace Alteration / Installation of Stove

Works to have altered the fireplace and hearth to the ground floor front room and install a stove on a new larger hearth shall be done so in accordance with that depicted on the Proposed Ground-Floor drawing (140 PA/LB 2 021 revision 020) and the details contained with the heritage assessment (140 PA/LB 2 008 revision 02), unless otherwise agreed in writing by the Local Planning Authority prior to those works being undertaken.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Ecology: The WBC Officer raises no objection subject to conditions. The Ecologist inspected the site on 27 January 2025. The PRA found the brickwork, render, timber soffits, chimneys and chimney lead flashing to be in good condition, with no gaps around the rendered gable ends. The survey methodology and effort are considered adequate to support the conclusion that the property had negligible bat roost potential in January 2025. There are no ecological objections. The PRA was undertaken on 27 January 2025. The Council's Ecologist has reviewed the submitted information and

raises no objection, subject to conditions requiring updated surveys if works do not commence within the period specified by condition or if works are suspended for more than 12 months.

Requested conditions

1. *If the development hereby approved has not commenced within 6 months of the date of this permission, or if works commence but are subsequently suspended for more than 12 months, updated ecological surveys shall be submitted to and approved in writing by the Local Planning Authority before works recommence. Where the updated surveys identify ecological impacts not previously addressed, details of any necessary mitigation measures and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved mitigation measures and timetable.*

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

2. *No external lighting shall be installed on the site or affixed to any building on the site unless details have first been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall thereafter be installed and retained in accordance with the approved details.*

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 and Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Officer comment: Overall, having regard to the scale, location and detailed design of the works, and subject to the recommended conditions, the proposal would preserve the special architectural and historic interest of the listed building and the character and appearance of the Wargrave Conservation Area. The proposal is therefore considered to comply with Policy TB24 of the Managing Development Delivery Local Plan and Section 16 of the NPPF.

Planning Balance: The proposal has been assessed against the development plan, together with relevant material considerations including the extant permissions, the impact on the character of the area, neighbouring amenity, built heritage and ecology. The extant permission is a material consideration and carries significant weight, as comparable rear alterations and a single storey glazed extension have previously been accepted. The current proposal would omit the previously approved two-storey rear extension and would not result in additional harm to the character of the area, neighbour amenity, the listed building or the Wargrave Conservation Area. Subject to the recommended conditions, the proposal is considered to comply with Policies CP1, CP3 and CP7 of the Core Strategy, Policies CC01, TB23 and TB24 of the Managing Development Delivery Local Plan and the relevant provisions of the NPPF. There are no material considerations that indicate planning permission should be withheld.

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:	Yes
Recommendation:	Approve
Date:	5 August 2026
Earliest date for decision:	3 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	05/08/26