

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250772
Site Address:	195 Victoria Road, Wargrave, Wokingham, RG10 8AH
Expiry Date:	20 June 2025
Site Visit Date:	8 May 2025
Proposal: Householder application for the proposed erection of a two storey rear extension, front porch and installation of roof lights and dormer window. Part-retrospective.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Wargrave (Limited Development Location)
Great Crested Newt Consultation Zone – Green Risk Zone
Ground Water Zones
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CP6 – Managing Travel Demand 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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character 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
No relevant planning history for the site.		

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC CIL – CIL commentary
WBC Ecology – No objections

External

None consulted

REPRESENTATIONS

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

APPRAISAL

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 front porch extension would have a flat roof form and would protrude approximately 1.2 metres from the dwelling. Its form would be well enveloped by the site's existing frontage and its modest form would have an acceptable impact on the character of the area.

The proposed front dormer extension would have a flat roof form and would comply with the Borough Design Guide in that it would be set back from the sides of the roof and ridge line of the dwelling's roof. Its form matches that of the adjacent no.193 Victoria Road's front dormer and is overall modest in scale. It would therefore have an acceptable impact on the character of the area.

The proposed two storey rear extension would have a gable roof form, protrude 1.4 metres from the rear of the dwelling and would comply with the Borough Design Guide in that it would be legibly set down from the dwelling's main ridge line. The extension is modest in depth and overall scale. It would be a subservient addition to the dwelling that would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The dormer and front porch pose no additional overlooking concerns. Similarly, the rear extension's fenestration would overlook onto Blakes Road to the north which is acceptable. The rooflights proposed in the gable roof form would be of a height that poses no overlooking concerns either.

Loss of Light and Overbearing:

Due to the modest scale of the extensions and the separation distances between them and no.193 Victoria Road, there are no concerns on these grounds.

Highway Access and Parking Provision:

WBC Highways have no objections to the proposals as they do not affect the site's existing parking provision.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The proposals pose no additional flooding or surface water drainage concerns.

Landscape and Trees:

There are no arboricultural concerns.

Ecology:

WBC Ecology have read the Preliminary Ecological Appraisal (DBW) (Urban Tree Experts, Ref SPH/NP/PEA-25/15.04, 23 April 2025) and reviewed the plans and elevations submitted in support of the application.

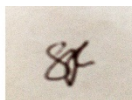
WBC Ecology are satisfied that the survey effort and methodology is adequate for the Ecologist to conclude that the property currently does not support any potential roosting features for bats. Subject to an informative, there are no objections on these grounds.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	Approval
Date:	19 May 2025
Earliest date for decision:	17 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19.5.25