

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261606
Site Address:	11 Purfield Drive, Wargrave, Wokingham, RG10 8AP
Expiry Date:	1 September 2026
Site Visit Date:	20 July 2026
Proposal: Householder application for the proposed garage conversion, raising of roof and 1no. rooflight.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history.	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Highways: No objection.
External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description:

11 Purfield Drive is located in Wargrave, a Modest Development Location. The property is situated on the western side of Purfield Way, occupying a corner position at the junction with Langhams Way.

The property is detached, featuring a pitched roofscape. There is a single-storey porch and garage at the front of the property. At the rear, there is a single-storey rear extension.

No.11 is finished in red brickwork and a dark grey tiled roof. The fenestrations are framed in black UPVC and double-glazed. There is a large front driveway with capacity for 3no. vehicles. Alongside the driveway, there is a small, grassed area with 1no. moderately sized tree. The rear amenity is large, measuring at approx. 20m x 10m.

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.

Design / 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 street is characterised by a quiet residential area featuring predominantly two-storey detached dwellings of similar age and design with red-brick and pitched, tiled

roofs. This creates a cohesive residential character. Dwellings on Purfield Drive are set-back from the highway, with moderately sized front driveways with integral garages.

Nearby properties have also benefited from planning permission for garage conversions. No. 1 Langhams Way and No. 3 Langhams Way received approval in 2022, while No. 7 Langhams Way received approval in 2024. Within Purfield Drive, No. 6 and No. 31 also received approval for garage conversions in 2013 and 2015. This demonstrates that similar developments of a comparable scale have previously been considered acceptable within the immediate surrounding area.

Garage Conversion

The proposed garage conversion would not significantly harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because the development is proposed internally with some minor changes to fenestration. The development replaces the existing front-facing garage door with 2no. windows (1.8m x 1.2m). These are coherent with the dimensions and scaling of the property and the existing windows. The proposed materials for the development match the brickwork wall and the UPVc windows of the existing dwelling.

Raised Roof

The proposed raising of the roof would not significantly harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because the development would result in only a minor increase in the overall roof height of approximately 0.25m. The increase would be modest in scale and would maintain the existing form, proportions and appearance of the dwelling. As such, the proposed alteration would not appear visually intrusive or materially alter the character of the property or the surrounding area.

Neighbouring Amenity:

The garage conversion and raised roof would similarly not cause overlooking, overbearing or loss of light given its internal and single-storey nature and the absence of proposed side-facing windows directly onto a neighbouring property. Therefore, these would not result in any overlooking or loss of privacy. Overall, there is no significant impact to the neighbouring amenity, and it therefore accords with the aims of Policy CP3.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

Although 1no. spaces are lost due to the garage conversion, the dwelling retains 3no. spaces on the front driveway. Appendix 2 of the MDD Local Plan states that 3 spaces provide an appropriate level of off-street parking for a dwelling of this size (3 or less no. bedrooms). Therefore, this proposal meets Policy CC07 of the MDD.

Amenity Space:

There will be no impact to amenity space as the development does not increase the built form or extend forward or backward of the main dwelling.

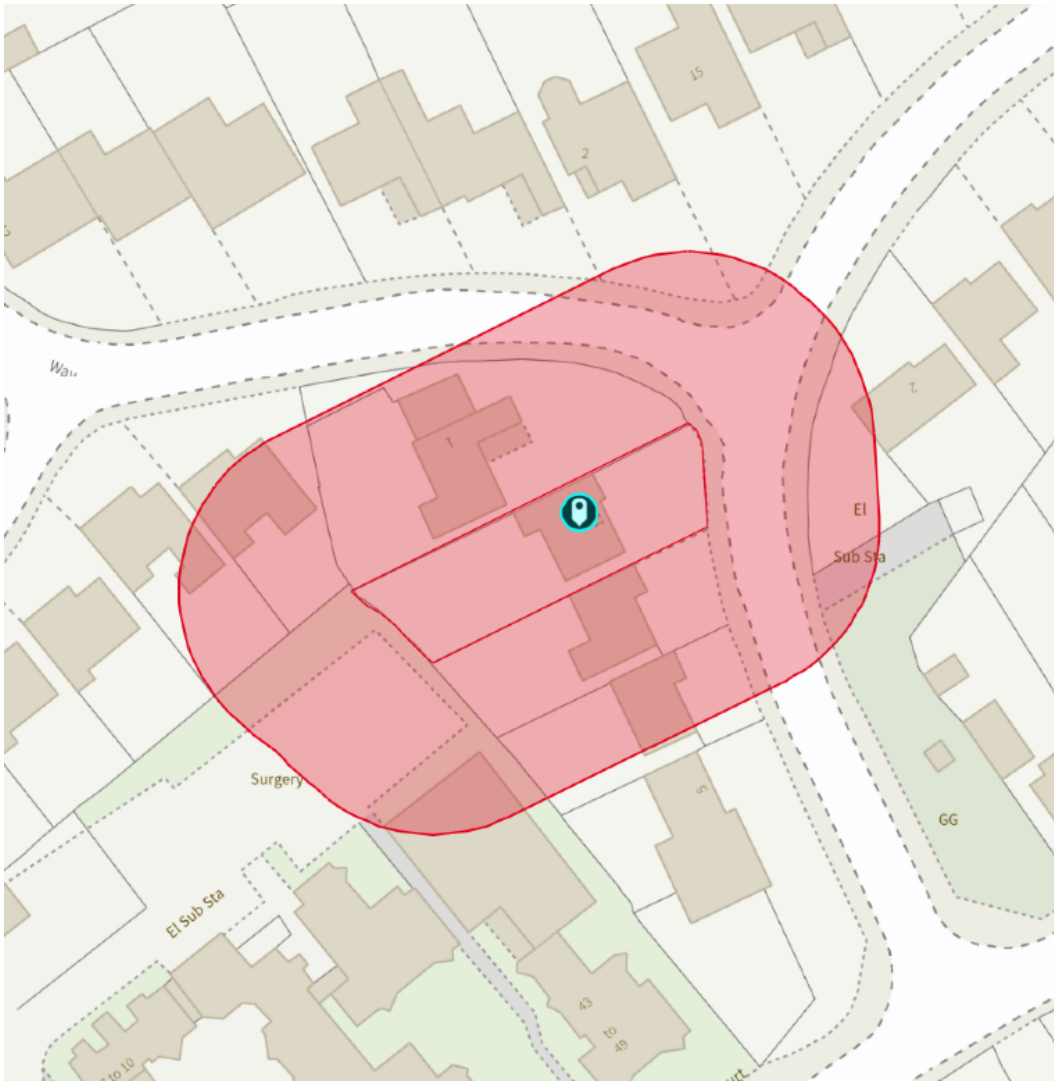
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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
Recommendation:	Approve
Date:	14 August 2026
Earliest date for decision:	29 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	14/08/26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Wargrave

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 2	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	UH364	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UI363	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UI364	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UI365	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	UJ364	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050&notes=&location=479459,178667%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wargrave CP	0 m