

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250779
Site Address:	126 Wargrave Road, Twyford, Wokingham, RG10 9PL
Expiry Date:	28 May 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for proposed single storey rear extension following the demolition of an existing rear extension.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Radon Affected Area
Landscape Character Assessment Area
Green Routes and Riverside Paths 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 CC02 – Development Limits TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
232257	Householder application for the proposed erection of a single storey rear extension following demolition of existing dining area.	Approve 06/11/25
990418	Proposed Erection Of One 4 Bedroom House	Approve 14/07/99

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a two-story detached dwelling in the major development location of Twyford.

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:

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 proposed single story rear extension would have a hipped roof and would protrude approximately 4 metres from the rear of the dwelling, replacing the existing, smaller hipped roof extension, extension approved under permission 232257. As it would not be visible from the street scene, it would not adversely impact the character of the 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.

The proposed single storey rear extension is modest depth and design and the eaves height would not exceed 3 metres within 2 metres of the site boundary (approximately 2.45 metres). Consequently, there are no loss of light or overbearing concerns. The views offered from the proposed development would be similar to that of the existing, and therefore there are no concerns regarding overlooking.

Ecology:

The development is located in an area suitable for bat roosts, but as the existing extension which is to be demolished, is single storey, the potential for bat roosts is considered extremely low and therefore WBC Ecology have not been consulted.

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:	Approve
Date:	15/5/25
Earliest date for decision:	30 April 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	21.05.2025