

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252265
Site Address:	5 Mccraes Walk, Wargrave, Wokingham, RG10 8LN
Expiry Date:	19 January 2026
Site Visit Date:	16/01/2026
Proposal: Full application for the proposed erection of a first floor rear extension to include 1no. velux window plus 1no. dormer to the rear loft elevation.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C2 – Mitigation of transport impacts and highway safety and design NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
082409	Proposed conversion of double garage into single garage plus habitable accommodation.	Approved, 18/09/2008
071124	Proposed erection of first floor front and side extensions to dwelling.	Refused, 18/04/2007 Dismissed at appeal on 11/01/2008

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC CIL – No comments received.
WBC Ecology – No objections.

External

No objections.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential cul-de-sac. The surrounding area is characterised by detached properties that are similar in design and appearance.

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 first-floor rear extension would have a gable roof form and would project 2.4 metres from the rear of the property. The proposal would not extend beyond the ridge of the main roof, would maintain a 1-metre gap from the side boundaries, and would utilise building materials that are in keeping with the existing dwelling. As the proposal would not adversely impact the character of the area.

The new flat roofed rear dormer extension would be set down from the main ridge and would be set in from the eaves of the host property. The proposal is clearly subservient to the host property, and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement and would be positioned over 26 metres away from any neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

The proposal would introduce a roof level window on the east side elevation which would serve a non-habitable room. It is recommended that this window is obscure glazed and non-opening below 1.7m in order to minimise overlooking into the rear garden and patio areas of no.3 McCraes Walk. A condition will be attached to any approval to ensure this.

Loss of Light:

The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss of light. On this occasion the proposed block plan shows that nearest ground floor habitable window at no.3 McCraes Walk would not be infringed. As such, it is considered that the proposed development would not result in an any unacceptable loss of light impacts.

Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or sense of enclose

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and notes that the proposal will increase the overall habitable floor space; however, the number of habitable rooms will remain unchanged at ten. The existing parking arrangements are retained, and no additional parking demand is anticipated. On this basis, Highways have no objection to the proposal

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border Rotherfield Avenue and Reading Road.

The supporting Preliminary Roost Assessment (Arbtech, November 2025) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be negligible. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	Approval
Date:	8 January 2026
Earliest date for decision:	16 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.01.2026