

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252995
Site Address:	34 Purfield Drive, Wargrave, Wokingham, RG10 8AR
Expiry Date:	10 February 2026
Site Visit Date:	15 January 2026
Proposal: Householder application for the proposed insertion of canopy roof and alterations to existing front porch, part garage conversion to create habitable accommodation, demolition of existing conservatory and erection of a single storey rear extension, plus changes to fenestration.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey rear extension to provide a garden room, following demolition of the existing conservatory. The conversion of the existing garage to create a store and bathroom. Plus, relocation of the front door and the creation of a pitched roof above to create the impression of a porch. Other fenestration changes are also proposed.

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:

Single Storey Rear Extension

The proposed single storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set over 1 metre from the boundary with the neighbouring property. Additionally, given its proportionate scale and unimposing design, it is deemed the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. The extension is to the rear of the property where it would not be visible from the public domain. It is therefore deemed that the rear extension poses no harm to the appearance of the dwelling or character of the area.

Garage Conversion

The conversion of the garage includes no physical alterations, and as such it poses no harm to the character of the area.

Relocation of Front Door

The proposed relocation of the front door will see the existing window on the front elevation swapped with the front door, and window being put where the existing front door is. Alongside this change, a small pitched porch-like feature is being added to the existing front sloped roof. It is not deemed that the minor roof alteration or relocation of the front door would impact upon the appearance of the dwelling or character of the area.

Changes to Fenestration

The existing window and door serving the existing garden room will be replaced with a bifold door. This is at the rear of the property where it is not visible from the public domain, and as such, the change in fenestration poses no harm to the character of the area.

Neighbouring Amenity:

Single Storey Rear Extension

The proposed single storey rear extension would extend 4.2 metres from the rear of the dwelling and would be single storey in nature. Fenestration is proposed on both side of the extension, but given the single storey nature, there are no concerns on overlooking or loss of daylight grounds. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed rear extension is set 1.8 metres from the nearest side boundary, but an eaves height of 2.45 metres shows compliance with this guidance relating to overbearing. Overall, it is not considered that the rear extension poses any harm to neighbouring amenities.

Garage Conversion

The proposed garage conversion includes no external alterations and therefore it poses no harm to neighbouring amenities.

Relocation of Front Door

The proposed relocation of the front door and minor alteration to the front façade poses no harm to neighbouring amenities.

Changes to Fenestration

The proposed changes to fenestration are at ground floor level and therefore no overlooking concerns are raised.

Residential Amenity Space:

The proposed works would not impact upon the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

Community Infrastructure Levy (CIL):

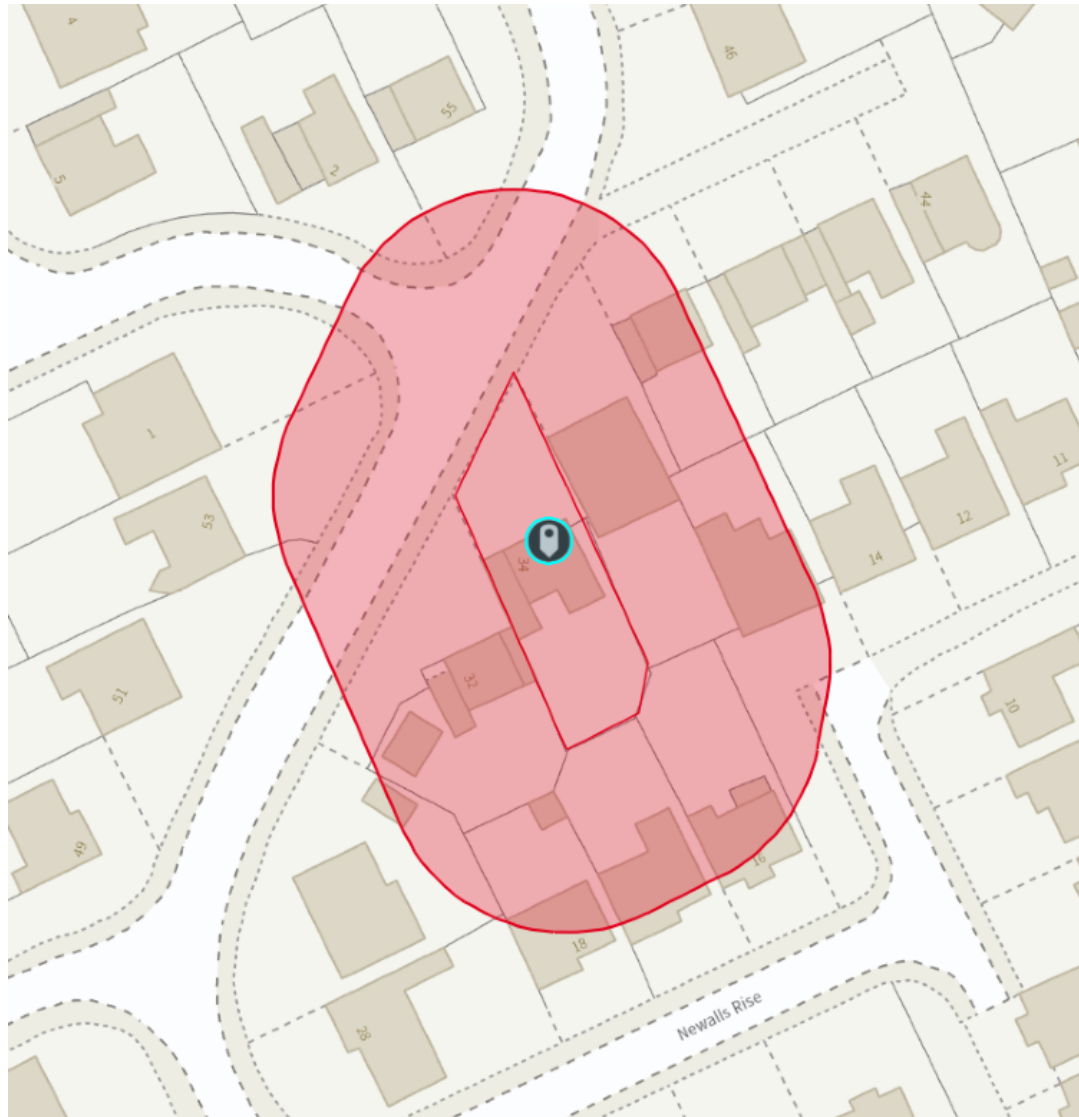
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	6 February 2026
Earliest date for decision:	9 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	06/02/26

PLANNING CONSTRAINTS/STATUS



No legend

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: 2

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES
2	All works exceeding 90 metres (295.3 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

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UO350	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UO351	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UP349	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UP350	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	UP351	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-es=&location=480601,176993%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