

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260647
Site Address:	34 Fidlers Walk, Wargrave, Wokingham, RG10 8BA
Expiry Date:	21 June 2026
Site Visit Date:	21 April 2026
Proposal: Householder application for the proposed erection of a single storey rear extension, alongside the conversion and internal reconfiguration of the existing garage and store to provide ancillary habitable accommodation.	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
142907	Proposed erection of a single storey extensions to front and rear, first floor rear extension and rear dormer window extension.	Approved 30/10/2014

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey, link-detached property located on the eastern side of Fidlers Walk, Wargrave. The road comprises a range of property types including bungalows, chalet-style bungalows, detached and link-detached properties. Properties are similar in age, style and appearance.

Proposal:

This application seeks approval for the erection of a single-storey rear extension, a garage conversion to create habitable accommodation with the addition of two roof lanterns.

Proposed materials include brickwork and fenestration to match the host dwelling.

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 site is located within a row of link-detached residential properties. While these dwellings would originally have shared a uniform appearance, many have since been altered or extended, leading to variation in the design and appearance of the row.

As the property is a mid, link-detached property which backs onto other residential development, there would be limited views of the extension from the public realm. The proposed garage conversion would include a storage area to the front which would retain the existing garage door. Therefore, the garage conversion and rear extension would have a neutral impact on the character of the host dwelling and local area.

The proposed development would be constructed from brickwork and fenestration to match the main house which is acceptable.

In conclusion, the proposed development would have no detrimental impact on the character of the host dwelling or surrounding area.

Neighbouring Amenity:

Overlooking:

The proposed development would include one set of patio doors in the northern side elevation of the rear extension to serve a family room. The doors would be more than 6m to the northern shared boundary. Therefore, due to the ground floor siting and separation distance from the side boundary, there are no loss of privacy impacts that would be generated by the proposed patio doors.

The two proposed roof lanterns would be located centrally within the existing garage roof. Their position, set back from both the front and rear elevations, ensures that they are well removed from neighbouring front and rear windows. In this context, the roof lanterns would not give rise to any significant overlooking or loss of privacy.

Loss of Light & Overbearing:

The proposed single-storey rear extension would extend approximately 5.65m from the rear elevation, which exceeds the 4m projection recommended on page 56 of the BDG for rear extensions close to a boundary. However, the guidance within the BDG is advisory, and proposals must be assessed on their individual merits, having regard to the specific site context and surrounding built form.

In this instance, the extension would be located along the shared boundary with no. 35 Fidlers Walk, which already benefits from a single-storey rear extension along the same boundary. The proposed extension would project only approximately 2.8m beyond the existing built form of the neighbouring property. As such, the degree of additional projection beyond no. 35 would be limited and would not introduce a significantly greater sense of enclosure.

The extension has been designed to be of a modest scale, with a maximum height of approximately 2.54m. This accords with the guidance on page 56 of the BDG, which states that the eaves height of single-storey rear extensions should not exceed 3m when within 2m of a site boundary. Furthermore, the use of a flat roof form reduces the overall bulk and massing of the development and is inherently less intrusive than a pitched roof design.

By virtue of the single-storey nature of the extension, its limited additional projection beyond the neighbouring built form, its compliant height, and flat roof design, the proposal would not result in any unacceptable loss of light or overbearing impact to the

occupiers of no. 35 Fidlers Walk. The development is therefore considered acceptable in neighbouring amenity terms and accords with the objectives of the BDG and Policy CP3 of the CS.

Highway Access and Parking Provision:

The proposed scheme would convert the existing garage to habitable space. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards.

While the proposed garage conversion would remove the garage as a potential parking space, it is necessary to consider whether the garage currently functions as a usable parking facility in planning terms.

The existing garage does not meet the minimum internal dimensions generally required to accommodate a modern family-sized vehicle. As such, the garage is not considered to function as a usable parking space and would not be relied upon as part of the property's on-site parking provision when assessed against the Council's parking standards.

As such, the conversion of the garage would not result in the loss of a usable parking space, and the retained on-site parking arrangements remain sufficient to serve the proposed development.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. Following the erection of the rear extension, a garden depth of between 9m and 11.5m would be retained. This is considered acceptable to serve the current and any future occupants of the dwelling.

Ecology:

The application site is located in an area suitable for bat roosts. Although there are no changes proposed to the main roof of the dwelling, it will be necessary to attach an informative to outline what would be required in the likely event that bats are encountered during the construction of the proposed development.

Conclusion:

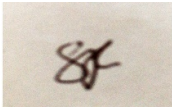
For the reasons set out above, and subject to conditions, the application is acceptable as it complies with local plan policy and guidance.

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:	8 June 2026
Earliest date for decision:	24 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	17.6.26

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Wargrave Parish
Thames Ward