

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251369
Site Address:	171 Victoria Road, Wargrave, Wokingham, RG10 8AH
Expiry Date:	18 August 2025
Site Visit Date:	13 August 2025
Proposal: Householder application for the proposed erection of single storey rear extension, garage conversion into habitable accommodation, changes to fenestration, following demolition of the existing single storey extension.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Location – Wargrave

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Neighbour amenity SS3 – Development within or adjacent to major and modest settlements SS4 – Development within or adjacent to minor settlements NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
020570	Proposed single storey rear extension to dwelling.	Refused 28 Oct 2002

	Appeal ref. APP/X0360/A/03/1107257	Dismissed 06 March 2003
142532	Proposed erection of a single storey rear extension to dwelling, following demolition of existing single storey rear extension.	Approve 04 April 2014

CONSULTATION RESPONSES

Internal

WBC Highways – Requested Further Information
WBC Landscape and Trees – No Objection
WBC Ecology – No Objection Subject to Informative

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

A semidetached Victorian dwelling with a garage on a residential road in Wargrave. The property has a front garden approximately 3m in depth and 8m wide that is laid to hardstanding, and the front boundary is a low brick wall and vehicular entrance.

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.

Proposal:

The single storey rear extension would have a flat roof and 2 no. rooflights. It would measure approximately 3.5m in height, 7.9m in width and protrude from the original rear wall by 5.4m. It would be approximately 1m from the boundary with no. 173 and approximately 1.2m from the boundary with no. 169. The rear elevation would have

glazed door and grey brickwork, and the side elevation facing no. 1743 would have a window. The garage conversion would have a single door on the front and a door in the side elevation.

Procedural Matters

A Revised Site plan was received by the Council on 14th August 2025, and after the consultation date had ended. However, the revised proposed plans showed a minor amendment to show the existing vehicular access to be retained. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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 scene is a mixture of detached and semidetached dwellings of varying ages and architectural styles. Boundary treatments are either low brick walls, hedging or open plan front gardens with driveways for off street parking.

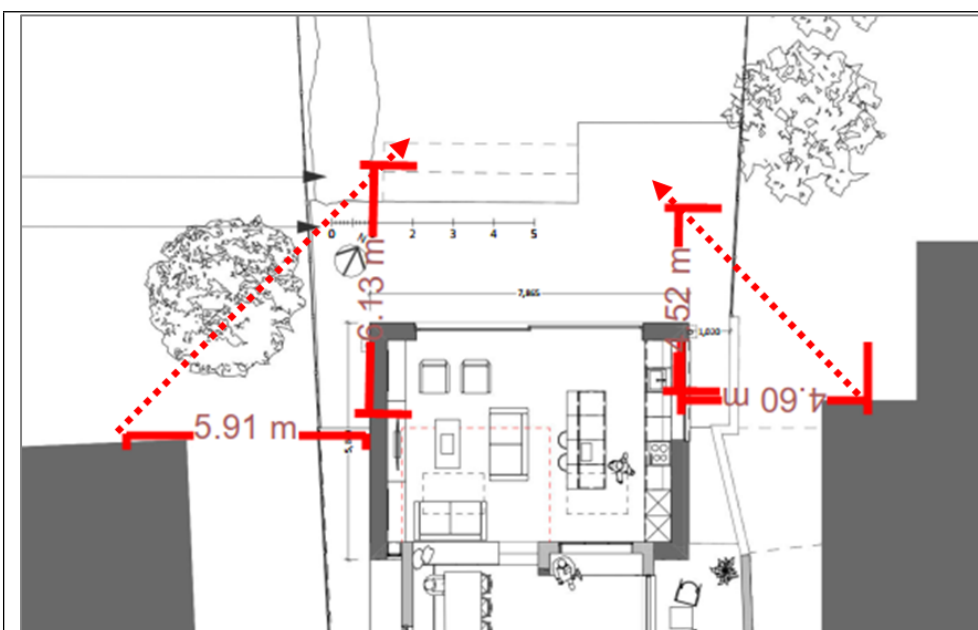
In this case, the proposed garage conversion would occupy the same footprint as existing. On the front elevation it would have a single entrance door and panels of a similar design to the existing garage door. The sloping tiled garage roof would be raised and measure approximately 4m to the highest point and have a recess to allow for the first-floor window. Therefore, the alterations that are visible from the public realm would not cause significant harm and would not dominate the street scene.

Overall, the proposal would comply with Policy CP1 and CP3 in relation to the character of the area

Neighbouring Amenity:

Overlooking: A view of the kitchen window at no.173 would be blocked to 1.7m above the internal floor level by a brick wall. There would be no additional windows on the side elevation facing no. 169. Therefore, there would be no significant additional overlooking.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen in the image below, the horizontal 45-degree angle test is complied with in relation to loss off light to no.'s 169 and 173. Therefore, there would not be a significant increase in overshadowing to cause harm to neighbouring amenity.



Overbearing: In 2002, permission was refused for a single storey rear extension with pitch roof that protruded beyond the original rear wall by 5m and was 3.6m in width. An Appeal was subsequently dismissed in 2003 due to its dominating visual impact on the neighbouring occupiers of no. 169. In 2014, a rear single storey extension was approved measuring 7.15m in width, approximately 4.5m in depth with a part sloping/part flat room and being 1.3m from the shared boundary with no. 173. This proposal has a slightly larger footprint than the approved application and would be approximately 0.8m wider and 1m deeper. However, it would be single storey, approximately 1m from the boundary with no. 173 and approximately 1.2m from the boundary with no. 169 and the height would be approximately 20cm lower than that of the approved application. Furthermore, the extension would protrude approximately 3m from the rear wall of no. 169 and the shared side boundary would be a 1.5m high closed board fence that would reduce the visual impact when viewed from no. 169. Therefore, the height and bulk of the extension will not significantly harm the neighbouring occupiers in relation to visual amenity.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to Neighbour amenity.

Highway Access and Parking Provision: The Highways officer has commented: *"The proposal will not have a significant impact in respect of the overall number of habitable rooms. Although the garage is to be removed, this does not meet the councils current standards for parking a car, and as such there is no significant loss of parking in respect of this. It appears that the existing frontage parking space is proposed to be removed. Highways request that this is retained and indicated on a revised drawing."*

Officer response: The applicant has submitted a revised site plan to show that the existing parking space will be retained.

Landscape and Trees: The Tree and Landscape Officer has raised no objection and commented: *"There are no trees of public visual amenity which will be unduly harmed"*

by the rear addition as they are not proximate. The rear extension will attract scant views from the public road, and the front changes will not appear out of character as there are various public facing facades along the street.”

Ecology: The Ecology Officer raises no objection and has commented: *“The Preliminary Roost Assessment recorded that due to the building's roof shape and the close proximity of neighbouring buildings, the eastern pitch was not fully visible and some potential bat roost features may have been missed. An emergence survey was carried out on 29 May 2025. I am satisfied that the survey effort and methodology are adequate for the ecologist to conclude that currently there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements. The BES report is valid for up to 18 months. After 18 months, some level of updated surveys will be required which will depend on the specific circumstances of the site.*

Provided that the development is implemented in strict accordance with the recommendations and enhancements in the Conclusions, Impacts and Recommendations section of the BES there are no ecological objections to the development as proposed. I request that WBC informative I17 is included in the decision notice.”

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:	Yes
Recommendation:	Approve
Date:	14 August 2025
Earliest date for decision:	2 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/08/25