

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                         |                                               |
|-----------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Application Number:</b>                                                              | 260590                                        |
| <b>Site Address:</b>                                                                    | 2 The Crescent, Wargrave, Wokingham, RG10 8LW |
| <b>Expiry Date:</b>                                                                     | 4 May 2026                                    |
| <b>Site Visit Date:</b>                                                                 | 29 <sup>th</sup> April 2026                   |
| <b>Proposal:</b> Householder application for the proposed single storey rear extension. |                                               |

### **PLANNING POLICY**

|                                                  |                                                                                                                                                                                                                          |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                    |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals<br>CP11 – Proposals Outside Development Limits<br>CP12 – Green Belt |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>TB01 – Development within the Green Belt<br>TB06 – Development of Private Residential Gardens                                    |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS5 – Development in the countryside<br>SS6 – Development in the Green Belt<br>H12 – Residential development of existing private gardens                                     |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                          |

### **PLANNING HISTORY**

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

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Property Services- No comments received  
WBC Drainage- No objection  
WBC Digital Solutions Scanning- No comments received  
WBC CIL- No comments received  
WBC Ecology- No comments received

|                 |
|-----------------|
| <b>External</b> |
| None consulted  |

| <b>REPRESENTATIONS</b> |                                                                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council    | Wargrave Parish Council raises no objection                                                                                                                               |
| Ward Member(s)         | No comments received                                                                                                                                                      |
| Neighbours             | 1 Representation as follows;<br><ul style="list-style-type: none"> <li>- <i>As the direct neighbour I have seen the plans and fully support of this build.</i></li> </ul> |

| <b>APPRAISAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p><b>Site Description:</b> This application site relates to a two-storey semi-detached dwelling with associated parking and landscaping in the residential area of Wargrave, Wokingham.</p> <p>The site is located with the Countryside and Green Belt and is surrounded by dwellings of similar design and character.</p> <p><b>Proposal:</b> This application seeks permission for the proposed erection of a single storey rear extension. The extension will approximately be 6.9 meters in depth, 6.7 meters in width and 1.75 meters in height.</p> <p>The proposed rear extension will accommodate a new kitchen/dining area. It is also acknowledged that as part of the proposal part of the existing side elevation at ground floor level will be demolished to accommodate the extension.</p> <p>Additionally, the proposed extension is somewhat irregular in shape due to the constraints of the boundary line which aren't at the typical 90-degree angle from the dwelling.</p> <p><b>Principle of Development:</b> 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.</p> <p>The site lies within the Countryside as designated in the Wokingham Borough Core Strategy. Core Strategy policy CP11 states, in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except in certain circumstances. These exceptions are:</p> <p>4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;</p> <p>The site is also located within the Green Belt. Policy CP12 states that planning permission will not be granted for inappropriate development within the Metropolitan Green Belt as defined in PPG2. Within the borough's Green Belt any proposal that</p> |

harms the open character of the area or entails inappropriate development will not be acceptable.

The NPPF states that *“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”* is not inappropriate development. The proposed extension is single storey and located to the rear of the dwelling – it does not result in a disproportionate addition to the dwelling due to the single storey nature and positioning directly behind the dwelling.

**Character of the Area:** Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The Crescent and the surrounding area comprise of dwellings with consistent and prevailing architectural style in varying forms. There have been numerous proposals throughout the Crescent, including single storey side extensions, single storey rear extensions and garage conversions that can be seen from the public realm which don't detriment the character of the area.

The proposed single-storey rear extension would provide a new kitchen/dining area. The development also includes changes to the fenestration on the side and rear elevations. This would comprise two small-scale windows and a set of bi-folding doors within the rear extension, together with the installation of additional doors on the rear elevation, following the removal of the existing large and small rear windows. The proposed fenestration changes to the side and rear elevation at ground floor level causes no concern regarding overlooking as they are small in scale and meet the BDG (Borough Design Guide) criteria for separation distances.

The application site is modest in size, and the proposed development whilst having an irregular shape, appears a sympathetic and subservient addition to the host dwelling, particularly as the development is situated on a 90- degree plot. The proposed extension will be set down from the ridgeline of the host dwelling and will incorporate a flat roof design. It is located to the rear of the property and will not be prominent from the public realm and will utilise matching/similar materials that relate well to the host dwelling.

Furthermore, the partial demolition of the existing side elevation at ground floor level would reduce the perceived bulk of the host dwelling. This adjustment allows the proposed rear extension to integrate more effectively with the original building, resulting in a more cohesive and visually balanced form of development.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

**Neighbouring Amenity:** Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed rear extension is single storey and modest in scale and is positioned marginally away from the side boundary of No. 1 The Crescent. The Borough Design Guide (BDG) R15 states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms and advises a preferred minimum distance of 1 metre between a flank elevation and the boundary. In this instance, the proposed extension would be approximately 0.46 meters away from the boundary of No.2 The Crescent and would therefore not fully adhere with this guidance. However, planning applications must be assessed on their individual merits. In this respect, the 90-degree angle of the plot, the site boundary curves at this point and narrows in width. Given the unusual shape of the plot, the footprint and positioning of the extension are considered acceptable in this instance.

Furthermore, it is noted that the adjoining property already benefits from a rear extension positioned close to the shared boundary, in this context, the proposal would not appear out of keeping or introduce an uncharacteristic form of development.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

**Highway Access and Parking Provision:** The proposed parking provision states that there is sufficient space for two vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

**Flooding and Drainage:** The Council’s Flooding and Drainage Officer has reviewed this application. Whilst the site lies within Flood Zone 1 and low risk of fluvial flooding, the proposed development is minor in scale and is not expected to result in any significant increase in impermeable area or surface water runoff. As such the development is unlikely to have a material impact on flood risk either on site or elsewhere. Therefore, the Council’s Flooding and Drainage Officer has no objections to this proposal.

**Ecology:** This application site is located in an area suited for bat roosts. As the proposal is for a single storey rear extension and the proposed works do not encroach the main roof, no objection from Ecology have been raised.

**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.

**Conclusion:** For all the above, the proposal is acceptable, and the application is recommended for approval.

| RECOMMENDATION              |               |
|-----------------------------|---------------|
| Conditions agreed:          | Not required  |
| Recommendation:             | Approve       |
| Date:                       | 28 April 2026 |
| Earliest date for decision: | 2 April 2026  |

|                                                   |            |
|---------------------------------------------------|------------|
| Recommendation agreed by:<br>(Authorised Officer) | <i>MC</i>  |
| Date:                                             | 30.04.2026 |

**PLANNING CONSTRAINTS/STATUS**  
*Insert where relevant*