

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252221
Site Address:	134 Victoria Road, Wargrave, Wokingham, RG10 8AJ
Expiry Date:	20 November 2025
Site Visit Date:	6 October 2025
Proposal: Householder application for the proposed erection of a single storey side / rear extension, erection of 1no. Rear dormer to the rear loft elevation plus changes to fenestration to include relocation of existing rooflight.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
251734	Application for non-material amendment to planning consent 242550 for repositioning the proposed side / boundary wall of the rear extension and increasing the height of the proposed parapet wall to 3m.	Refused 28 August 2025
242550	Householder application for the proposed erection of a single storey rear/side extension, erection of 1no. rear dormer along with changes to fenestration plus additional roof lights.	Approved 06 January 2025
121346	Proposed erection of two storey side extension to property	Approved 02 November 2012

CONSULTATION RESPONSES

Internal
WBC Highways- no comment
WBC Ecology – no objection
External
None

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

APPRAISAL
Site Description:
The application relates to a two-storey; Victorian mid-terrace dwelling located within Upper Wargrave. The dwelling retains its original Victorian architectural form and detailing from the frontage, consistent with dwellings along Victoria Road.
The proposal seeks to construct a single storey side and rear extension with partially-glazed roof to form a pantry and enlarge the kitchen/diner. The proposal further seeks to erect 1no. rear dormer to the rear elevation to extend the loft/study. Along with the above, the proposal seeks to change existing fenestration including the relocation of the existing rear rooflight to the front, relocation of an existing window to a higher position to allow for the roof of new side extension and replacing the existing patio doors with new sash windows as well as a covered porch.
This application follows previously approved and extant permission referenced 242550. There are minor changes proposed such as change in the roof slope of the side extension and removal of brick detailing. The proposal aims to extend the boundary fence to ensure privacy for the neighbouring properties.
A non-material amendment to planning consent 242550 was submitted for repositioning the proposed side / boundary wall of the rear extension and increasing the height of the proposed parapet wall to 3m. This application was refused as the changes proposed were material and required further assessment through a planning application.
No works referring to this application have started as application 252221 sought to supersede them to create an amended rear elevation. The minor changes between extant 252221 and the current proposal are shown below, in 3D elevations provided by the applicant:

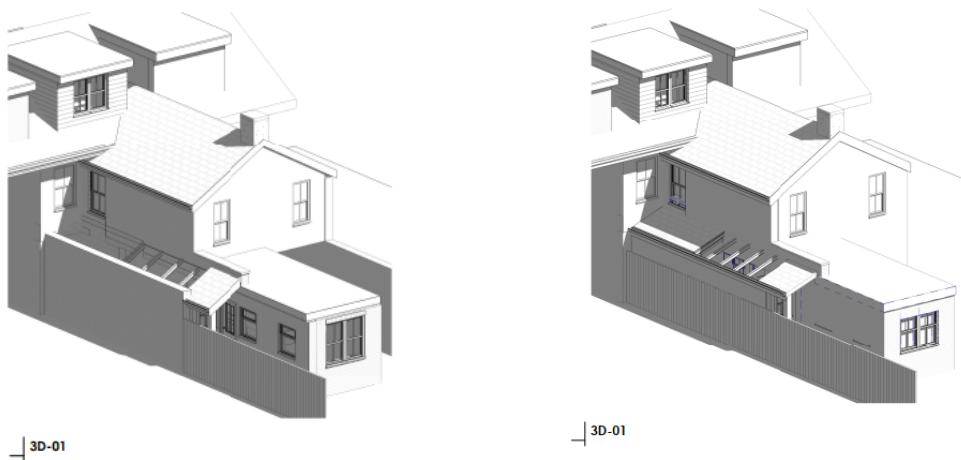


Figure 1: 3D elevations provided by the applicant within this submission and 252221.

Procedural:

It is noted that following officer concerns raised in relation to an initially proposed parapet wall directly on the site's boundary, revised plans were submitted on 14/11/2025. This alleviated the concerns raised by officers with respect to loss of light and overbearing. Considering the nature of the amendment, a full re-consultation was not required in this instance.

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 residential area with a varied streetscape. The brickwork used for the development will match the existing. The development proposes mainly flat roof formations with pitched elements, with the only variety from the extant approval coming from an amendment in the pitch of the rear extension. The single storey rear

extensions roof proposed a glazed section in the centre of the main roof to serve light to the kitchen/diner extension.

Fenestration changes include relocation of various existing windows to serve the new development.

Rear/ Side Extension:

The single storey side/rear extension will create a pantry and extend the existing kitchen/diner. The development will measure approx. 1.5 metres in width, 7.25 metres in length and 3.2 metres in maximum height. The development includes a small rear covered porch which measures approx. 1.35 metres in width, 1.2 meters in length and 3.1 metres in height. The porch proposes a slanted roof formation which varies from extant 252221.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear/side extensions which relate to design and scale. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.
- A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width.

The rear/side extension does project further than 4 metres from the rear wall (circa 7.25 metres) however due to the design of the existing building, the extension will not project further back of the rear building line of the property and will infill the existing gap between the dwelling and would infill a space between the dwelling's existing two storey rear protrusion and the site boundary shared with no.132 Victoria Road. This effectively rounds off the rear elevation, which is acceptable in design terms, nor would it be appreciable from the street scene. In this respect, the proposal does not stand contrary to CP1 and CP3 of the Core Strategy.

Turning to proposed height, the eaves and ridge height will not be higher than those of the existing dwelling and as well as this, the eaves height measures 2.6 metres which is acceptable and compliant with the BDG. This is acceptable in character terms.

Due to the dwelling being a mid-terrace property a 1m gap between the boundary and side/rear extension will not be retained however due to the nature of the property this is acceptable, nor would introduce a new terracing effect that exists above what is on site at current.

Within the vicinity, there are various examples of development to the rear, commonly associated with Victorian terraces, including no. 132 Victoria Road. Further, this element would be well screened from the roadside, having a negligible impact on the character of the area in accordance with policies CP1 and CP3 of the Core Strategy.

Dormer windows:

The proposed dormer window will be located on the rear elevation of the dwelling and will extend the existing loft/ study area. The dormer window will measure 2.8 metres in width, 2.8 metres in length and 2 metres in height.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on Dormer windows which relate to design and scale. It states the following:

- Loft conversions and dormer windows should not project above the existing ridge line.
- Dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof.
- Dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions.

The dormer windows are positioned below the existing ridge line and set in from both sides of the roof. The proposed dormer will have a flat roof, and its materials will match those of the existing property. The windows are appropriately placed and align symmetrically with the neighbouring dormers at 132 and 136 Victoria Road. Overall, the proposal is modest and acceptable in both scale and design in compliance with the BDG.

As noted, the properties at 132 and 136 Victoria Road also feature dormer windows on their rear elevations, demonstrating that such additions are common in the area and inform the area's overarching character. The proposal would therefore not appear out of keeping and is consistent with policy CP3 of the Core Strategy.

Changes to Fenestration:

Changes to existing fenestration include changing the existing rear velux window on the roof to the front elevation to allow for the dormer window to go on the rear without losing the daylight related benefits from the velux window. Both neighbouring properties 132 and 136 Victoria Road both have velux windows on the front elevation therefore this amendment will not appear out of character for the area and will match with both neighbouring dwellings.

As well as this, the first-floor bathroom window (east side elevation) will be relocated higher up to allow space for the roof of the single storey rear/side extension.

The patio doors on the ground floor rear elevation which serve the existing snug will be removed and replaced with windows as the new rear access will come from a new side door on the proposed side/rear extension. Finally, extending the boundary fence is

proposed to ensure privacy for the neighbouring properties. This is of appropriate height and would not be appreciable from the street scene.

Neighbouring Amenity:

Overlooking:

The rear dormer would overlook the dwelling's 30 metre rear garden which is acceptable. The single storey rear extension proposes no side windows, only one rear window which will look out into the application site's garden therefore no overlooking concerns are raised.

The relocated rooflight to the front elevation would look out onto the street. Directly opposite the dwelling is Bird Gardens not another dwelling therefore there are no significant concern of overlooking from this window. Further, given the finished floor level and angle of the rooflight, no meaningful views would be provided below the skyline.

Finally, the existing side window will be slightly raised to allow for the new developments roof. The relocation of an existing unobscured staircase window slightly higher in the dwelling's western side elevation would have a negligible overlooking impact as it would retain an almost identical outlook to the existing, that being the adjacent no.132's eastern facing staircase window in the same (original) location as no.134.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no. 132 Victoria Road. This test was done on the ground floor side windows of 132 Victoria Road. This was slightly breached by one of the ground floor side windows which face the site. However, the breach was not significant enough to warrant refusal of this application given such minor incursion and the dwelling's existing close relationship combined with the direction the sun rises and sets.

As well as this, a 2.6-metre distance will be retained between the boundary and impacted windows allowing enough distance for light to travel to the windows. As a result, although the test was in part breached, the loss of light to 132 Victoria Road will not be significant.

As for the ground floor rear window which serves the dining room, this failed the 45-degree horizontal test, instead the 25-degree vertical test was conducted. This test was taken from the approximate centre point of the window and was not breached and thus the proposal will not result in an unacceptable loss of light to neighbouring dwellings.

Moreover, the new development is on the western side of the window therefore this window will receive plenty of light throughout the majority of the day. As a result, the loss of light to this window at 132 Victoria Road will not be significant.

Overbearing:

As both elements of the proposed development are modest and acceptable in terms of shape and design, both propose majority flat roof formations, and the rear/side extension is single storey there are no significant overbearing concerns.

Highway Access and Parking Provision:

The proposal will not increase the number of habitable rooms, therefore the existing parking and access will not be affected by the development.

Flooding and Drainage:

There are no flood risk concerns. The site is located within flood zone 1 which is suitable for development and is at a low risk of surface water flooding at the front of the site.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is located within a Bat Roost Suitability Habitat; a bat survey was submitted by the applicant and has been reviewed by the Council's Ecology Officer.

The Officer concluded that they were satisfied with the Preliminary Roost Assessment methodology and survey efforts were adequate. They supported the ecologist's conclusion that the potential roosting features are too shallow or too small for crevice-dwelling bats and that the house currently has negligible habitat value for roosting bats.

Conclusion:

Subject to conditions, this application complies with the Development Plan and therefore recommended for approval.

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:	17 November 2025
Earliest date for decision:	16 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19.11.25

PLANNING CONSTRAINTS/STATUS

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Wargrave

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

#	FEATURE_TYPE	FEATURE_NAME	CONSU
1	Bat survey required for planning applications that involve roof modification or demolition.	UZ359	Ecology Officer, Green Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UZ360	Ecology Officer, Green Team
3	Bat survey required for planning applications that involve roof modification or demolition.	VA361	Ecology Officer, Green Team