

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243143
Site Address:	Templemount, Blakes Road, Wargrave, Wokingham, RG10 8LA
Expiry Date:	6 February 2025
Site Visit Date:	7 January 2025
Proposal: Householder application for the proposed single storey side and rear extension along with internal reconfiguration, replacement of pebble dash with render, alterations to windows and doors and addition of roof lights and PV panels.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location – Wargrave
Edge of settlement – adjacent to Green Belt
Landscape Character Assessment Area – Wargrave-Twyford Arable Chalk Lowlands
Bat Roost Habitat Suitability

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 CC07 – Parking TB02 – Development adjoining the Green Belt TB21 – Landscape Character 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
F/1999/69765	Proposed Two Storey Side Extension to Dwelling And Erection Of Detached Garage	C/A – 31/08/1999
09291	Proposed erection of a double garage.	C/A – 26/10/1978

CONSULTATION RESPONSES

Internal

WBC Ecology: No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application is a detached Edwardian era dwelling located towards the northern edge of the settlement of Wargrave. With exception of a later two storey side extension, the main dwelling has been largely unaltered and many of the original architectural features remain including the turret at the front, lintels and patterned exposed brickwork which contribute to the unique appearance and quality of the site within its immediate surroundings. The site is well screened from public vantage points on the highway (Blakes Road) by mature trees and hedging.

Proposal:

This application proposes the erection of a single storey rear extension and alterations to the existing dwelling including fenestration changes, the replacement of pebble dash with render at first floor level and the installation of rooflights and PV solar panels. The proposed rear extension would infill an existing patio area with a total depth of approximately 8.7m, width of 10.6m and ridge height of 3.8m.

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.

Design and Character of the Area:

Blakes Road has a semi-rural character due to the single track lane, the dwellings facing the recreation ground and open countryside to the north/east and high quality mature trees and boundary planting. The immediate street scene has a considerably mixed character due to the varying architectural age, form and scale of dwellings visible.

The proposed extension would appear as a subservient addition to the host dwelling due to its appropriate footprint, which would not significantly project beyond the existing rear and side (north-east facing) elevations, as well as the proposed use of matching external materials and proportionately sized fenestration to the existing. The proposed flat roof form would further mitigate the additional bulk and would relate well with the main hipped roof form. Moreover, due to its position at the rear the proposal would not be visible from the street scene.

Regarding the proposed alterations to the existing dwelling, the proposed render would be similar in colour to the existing pebble dash and would not detract from, or remove, the attractive architectural detailing particularly on the front elevation. The proposed roof lights and PV solar panels are relatively modest in size and are well positioned towards the rear, while the proposed alterations to the fenestration would retain the appearance and size of the existing. The proposal is well designed in this respect, respecting and enhancing the attractive appearance of the host dwelling.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Overlooking: Due to the single storey nature of the proposed extension and the boundary screening to be retained there are no concerns in relation to potential overlooking impact.

Loss of Light and Overbearing: While the proposal would be sited in close proximity to the side boundary shared with 'The Coach House' adjacent, due to it being slightly set in from the boundary and its appropriate flat roof form the proposal would sufficiently mitigate any potential effect on the amenity of the adjacent neighbour in terms of potential loss of light or overbearing impact. Moreover, the proposal would remain set back from rear elevation of the main dwelling, with the shed located to the west of the site acting as a buffer between the two neighbouring properties.

Solar Panels: Five PV solar panels are proposed on the main roof at the rear, these would be installed in two groupings of no more than three. The rear elevation of 'The Coach House' backs onto the shared boundary with the application site and no first floor windows facing the boundary were observed on the site visit. Due to the existing relationship with 'The Coach House', the height of the proposed panels and their relatively modest size it is not anticipated that the panels would introduce adverse harm on the amenity of neighbouring properties in terms of glare or glint impact.

Overall, the proposal would not introduce any adverse harm on the amenity of neighbouring properties in accordance with Core Strategy policy CP3.

Ecology:

The site's location falls within an area where bat roosts have previously been identified. The applicant has submitted a Preliminary Roost Assessment in support of the application which concludes that the existing dwelling is of negligible bat roost potential, with no potential roost features identified. As such, no further surveys are required for the assessment of this application.

Subject to conditions, the application is acceptable and is 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, 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:	Not required
Recommendation:	Approve
Date:	5 February 2025
Earliest date for decision:	7 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	06.02.25

