

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251726
Site Address:	38 Highfield Park, Wargrave, Wokingham, RG10 8LD
Expiry Date:	15 September 2025
Site Visit Date:	3 September 2025
Proposal: Householder application for the proposed single-storey rear extension, part garage conversion following demolition of existing conservatory, changes to fenestration and the addition of 2 no. roof lantern lights.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
020946	Proposed two storey side extension to dwelling.	Approved: April 2002

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments
WBC Highways – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

Wargrave Council	Parish	No objection
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL

This application seeks planning permission for the erection of a single storey extension to the rear of the existing property, plus the conversion of the existing integral garage. The extension would replace an existing conservatory of a smaller scale.

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 proposed single storey rear extension would be both modest in scale and unimposing in design, ensuring a seamless integration into the existing built form, without any notable impact on wider character.

The garage conversion would require minimal external alterations and therefore would have limited impact upon the appearance of the host dwelling.

Overall, it is considered that the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The structure would clearly increase the extent of built form adjacent to the adjoining dwelling, No.40, however, owing to the single storey nature of the enlargement and its relatively modest depth and is in a similar location to the existing solid conservatory wall, it is not considered that the development would adversely impact upon the amenities of the neighbouring residents. Any impact on the neighbouring site would also be offset when considering the presence of the existing conservatory.

Highway Access and Parking Provision: The Highways Officer has reviewed this application and raised no objection.

Conclusion: For all the above, the proposal is acceptable, and the application is 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:	3 September 2025
--------------	------------------

Earliest date for decision:	11 August 2025
------------------------------------	----------------

Recommendation agreed by: (Authorised Officer)	
---	---

Date:	4 September 2025
--------------	-------------------------

PLANNING CONSTRAINTS/STATUS

Modest Development Location of Wargrave