

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252040
Site Address:	82 Wargrave Road, Twyford, Wokingham, RG10 9PJ
Expiry Date:	24 October 2025
Site Visit Date:	4 September 2025
Proposal: Householder application for the proposed erection of single storey rear and side extension and rear balcony, following demolition of existing conservatory, replacement dormer to front, replacement fascias, soffits and changes to fenestration (part-retrospective)	

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 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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
251507	Householder application for the proposed erection of a single storey rear and side extensions along with changes to fenestration following demolition of the existing conservatory.	Approved- 30 July 2025
040010	Proposed erection of a detached garage.	Approved – 16 April 2004
042590	Proposed single storey front porch extension to dwelling and bay window	Approved – 03 March 2004
000670	Proposed two storey side and front extension to dwelling and front porch and dormer extension.	Approved – 29 November 2000

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection subject to conditions

WBC Trees & Landscape: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: 82 Wargrave Road, Twyford is a two-storey detached house in the village of Twyford a major development location within Wokingham Borough. Wargrave Road is made up of majority detached houses that sit back from the road with access to large driveways and some having front gardens. The properties along Wargrave Road also have large rear gardens and some of the houses have garages. Wargrave Road is verdant along the road hence being on a Green Route.

The host dwelling is made out of bricks and has a tiled roof. The property has a large rear garden as well as a large driveway. The house has no garage and sits back from Wargrave Road accessed through a front gate.

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 Borough Design Guide states “*dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof*” and “*dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportions*”. The change in dormer style at the front from projecting gable to flat roof would comply with the guidance set out in the BDG. Whilst it would alter the appearance, it would relate better to the flat roof right hand side of the dwelling thus more in keeping with the overall front appearance of the dwelling.

The alteration of the roof form of the dormer front extension to a two storey flat roof projection is a poor design solution and is usually considered incongruous and dominating. Most residential streets in the Borough have pitched roofs (gables or hipped) and thus a flat roof is visually discordant and can dominate the front elevation. From street level, the vertical walls run up to a parapet, exaggerating the scale of the extension. However, the front extension is set down from the main pitch roof form and it does not project beyond the existing gable. Whilst to the front, it is reasonably proportioned and relatively subservient to the dwelling, and given its significant set back from the road, would not have a such a negative impact upon the street scene for the application to be refused.

The BDG states *“side extensions should not generally project forward of the building line on the street frontage”* and *“a gap should be retained between the building and the site boundary, and this should be a minimum of 1m width”*. The flat roof single storey side extension would be approx. 0.50m from the no.84 but would be set back from the building line, thus not fully compliant with the BDG. However, the single storey side extension would be subservient feature and minor addition which would not harm the street scene and approx. 1.75m from the blank flank wall of no.84. Therefore, no harm caused. The side extension would include a door to the front and rear, with an internal door linking it to the dining room. Given its purpose is for a utility room as well as its small size and scale, there is no concern with it becoming a separate dwelling.

The flat roof rear extension would exceed the recommended 4m depth for extensions advocated within the Borough Design Guide (5.15m in depth). The host property has a very spacious garden to accommodate such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The change from window to Juliet balcony for bedroom 1 would be a minor change and would not be visible from the public realm, thus no harmful impact upon the character of the area.

Whilst the proposed materials would differ to the existing, given the varied characteristics and material palette along Wargrave Road, the subsequent appearance would not adversely harm the street scene.

Neighbouring Amenity:

Overlooking: The replacement dormer would add an extra window to the front for bedroom 4, however the window would overlook onto the road and be over 50m from the dwelling opposite (no.85), thus no overlooking concerns.

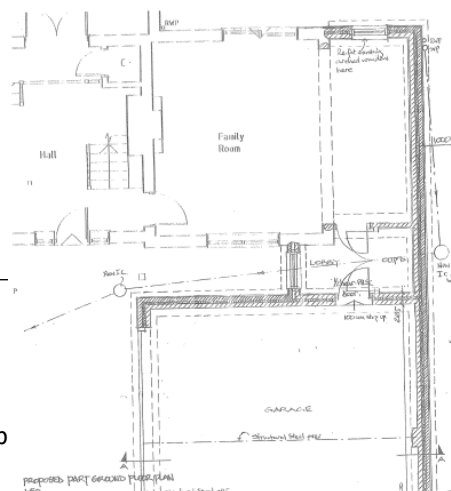
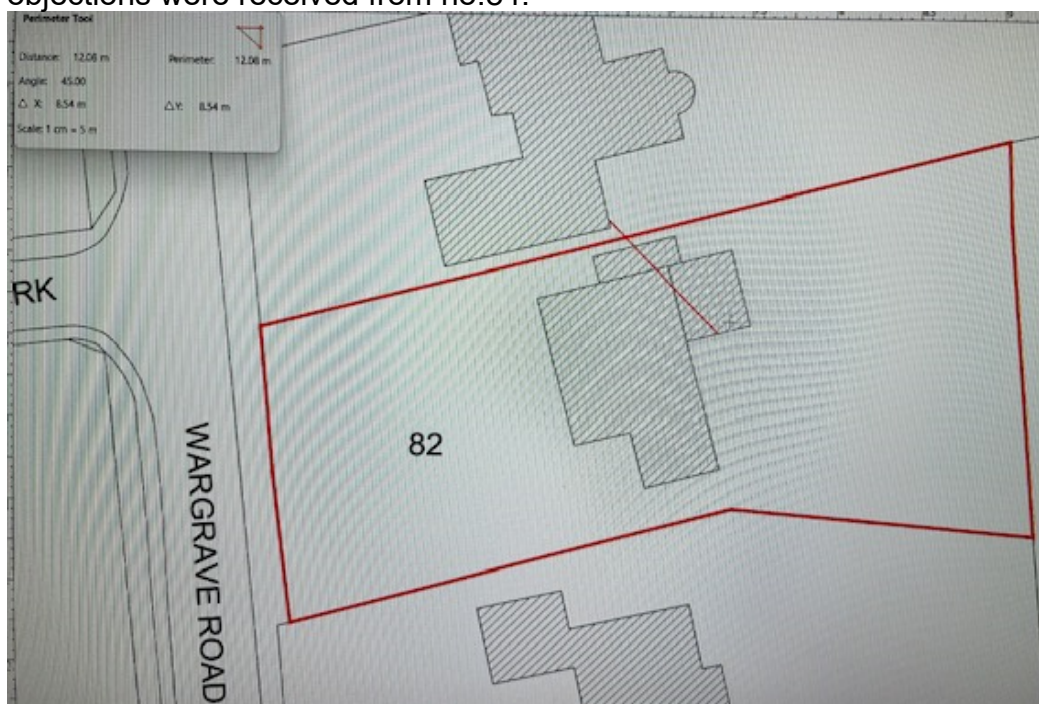
The existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns from the ground floor openings.

The first-floor window for bedroom 1 would be replaced by a Juliet balcony. The views available from a Juliet balcony would be the same as from a typical upper-floor

window, thus it would not introduce new or more intrusive views.

Loss of Light: The closet rear window of no.84 is the family room at ground floor level (ref: 142949). As a result of the side extension, the 45-degree line would be breached. The 45* degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. It's also important to note, the family room benefits from another double window to the rear elevation and a large window to the front elevation, thus, still receiving sufficient natural light from a secondary source to such room.

Therefore, it is not considered to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would overall still have adequate access to natural light. It's also important to note, no objections were received from no.84.



The single storey rear extension would be set off the no.84 boundary by approx. 2.75m, therefore, such separation would not result in loss of light.

Overbearing: Whilst the side extension would be approx. 0.50m from the side boundary of no.84. Given the extension is single storey and would face the blank wall of no.84, such circumstances are considered not to result in overbearing impact.

The proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The existing level of parking will be retained and this is considered acceptable.

Landscape and Trees: There are no tree or landscape objections to revised details to this property as these are not dissimilar to those granted permission under 251507.

Ecology: The officer has read the Ecological Survey Report (Urban Tree Expert, Ref SPH/BAS 25/31.07, 12 August 2025) and reviewed the plans and elevations submitted in support of the application. The officer has also reviewed local planning history including ecological assessments.

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as “*any structure or place used for shelter or protection*” whether or not bats are present at the time.

The Council’s Ecology Officer disagrees with the report’s conclusion that the development would have no impact on bats or other protected species.

It is noted that re-roofing works and vegetation clearance were undertaken prior to the completion of ecological surveys, resulting in the loss of potential bat roosting features and foraging habitat. The emergence surveys, carried out after the works, are therefore not considered sufficient to rule out the previous presence of roosting bats.

The initial daytime inspection visit was carried out by Simon Holmes on 27 May 2025. The desk study completed by UTE did not include an assessment of Environmental

Records Centre or the bat group and local planning history. Local bats roosts on Wargrave Road, Longfield Road, and Salix Gardens as well as protected species including Stag beetle (*Lucanus cervus*) have not been considered in the assessment of impact of the partially development on wildlife and species of principal importance.

In view of this, and in accordance with NPPF paragraph 187(d) and Local Plan Policy CP3, the Ecology Officer recommends that conditions are imposed to secure appropriate mitigation and compensation. These include the installation of bat tubes or boxes within the dwelling and/or on retained mature trees, and the replacement of lost foraging habitat.

The Ecology Officer considers these measures necessary to ensure compliance with biodiversity protection requirements and to compensate for the habitat and roosting features lost as a result of clearance and development works.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be of adequate size, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	22 October 2025
Earliest date for decision:	22 September 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	23 October 2025

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Twyford

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits - Concealed resources in areas assessed by BGS

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

Height Band Wind TurbineAviation

1 All works exceeding 150 metres (492.1 feet) YES YES

EA Groundwater Zones | Total count: 1

FEATURE_TYPE FEATURE_NAME CONSULT

1 Groundwater Consultation Zones Groundwater Consultation Zone 2 Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Risk of Flooding from Surface Water | Total count: 3

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 100 year risk extent

3 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent

BGS Radon Affected Areas | Total count: 1

FEATURE_NAME CONSULT

1 Maximum radon potential is 1-3% of houses Public Health England

Bat Roost Habitat Suitability | Total count: 5

FEATURE_TYPE FEATURE_NAME CONSULT

1 Bat survey required for planning applications that involve roof modification or demolition.TL464 Ecology Officer, Green Infrastructure Team

- | | | |
|---|---|--|
| 2 | Bat survey required for planning applications that involve roof modification or demolition.TL466 Ecology Officer, Green Infrastructure Team | |
| 3 | Bat survey required for planning applications that involve roof modification or demolition.TM464 Ecology Officer, Green Infrastructure Team | |
| 4 | Bat survey required for planning applications that involve roof modification or demolition.TM465 Ecology Officer, Green Infrastructure Team | |
| 5 | Bat survey required for planning applications that involve roof modification or demolition.TN465 Ecology Officer, Green Infrastructure Team | |

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green Consult NatureSpace for Major developments only	

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050&es=&location=480601,176993%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
---	--------------	----------

1 Potentially Contaminated Land Consultation Zone 1

Landscape Character Assessment 2019 | Total count: 1

FEATURE_TYPE Name

1 Landscape Character Assessment 2019 Wargrave-Twyford Arable Chalk Lowlands

Wards | Total count: 1

NAME Closest Approximate Distance

1 Twyford, Ruscombe & Hurst Ward 0 m

Parishes | Total count: 1

NAME Closest Approximate Distance

1 Twyford CP 0 m