

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252514
Site Address:	70 Victoria Road, Wargrave, Wokingham, RG10 8AE
Expiry Date:	31 December 2025
Site Visit Date:	17/11/2025
Proposal: Householder application for the proposed erection of a single storey rear and side extension, a rear dormer extension with Juliet balcony, enlargement of front driveway and retaining wall set back, 4no. additional rooflights, removal of chimney and changes to fenestration (including relocation of front door).	

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
163483	Application for a certificate of lawfulness for the proposed single storey rear extension to existing dwelling.	Approved, 02/02/2017

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objections.
WBC CIL – No comments received.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached property located in an established residential area. The surrounding area is primarily characterised by semi-detached properties that vary in design and appearance.

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 new rear dormer extension would be set down from the main ridge and would be set in from the eaves of the host property. The proposal is clearly subservient to the

host property and would be similar in appearance to that at the adjoining neighbouring dwelling at no.68 Victoria Road. As a result, the proposal would not adversely impact the character of the area.

The proposed single story rear extension would have a mono pitched roof and would protrude approximately 3.4 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

The proposals also include the repositioning of the entrance door to the east side elevation, with an associated side extension and the enlargement of the front gravel driveway to accommodate an additional parking space. The side extension would be modest in scale and the relocated entrance door would reflect the arrangement of the adjoining semi-detached dwelling, thereby retaining symmetry of the pair from the front facade. The proposed extension of the gravel driveway is similarly minor and would not materially alter the appearance of the frontage. The existing boundary hedgerow would be retained, providing a soft landscaped edge that preserves the visual amenity of the street scene and mitigates the visual impact of the additional hardstanding. As such, these elements of the proposal would not adversely impact the character of the area.

The proposal also includes the removal of an existing chimney breast. While this would result in a degree of imbalance with the adjoining semi-detached property, the alteration is modest in nature and would not appear visually intrusive. Similar chimney removals are evident along the street, therefore, this element of the proposal would not adversely impact the character of the area.

The new roof lights on the front elevation are of appropriate design and scale and would not appear as incongruous features in their residential setting. As a result, the new roof lights would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 15 metres separation from properties across the street, any overlooking concerns are minimal.

The views offered from the fenestration proposed on the rear elevation would be positioned over 26 metres away from any neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

According to the floor plans submitted with this application, the host dwelling would have 7 habitable rooms (4 of which would be bedrooms). As such, the two off-street parking spaces shown on the site plan would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards.

Landscape and Trees:

The Council's Trees and Landscape Officer has reviewed this application and notes that whilst there are no protected trees on the site, 2 large shrub/small trees are present at the rear of the dwelling which may be affected by the proximity of development.

The Trees and Landscape Officer advises that every effort should be made to protect the trees during development with protective fencing.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The submitted Preliminary Bat Roost Assessment (by Chase Ecology, July 2025, ref: CE4876) identified potential roosting features within the main dwelling that could offer access and opportunities for both void and crevice dwelling bats. A small number (>5) of bat droppings were also observed across the floor areas of the main roof void spaces of the property confirming activity from bats within. Accordingly, the assessment recommended that further emergence surveys be undertaken to confirm or rule out bat activity, including the identification of any species, numbers, and roost types.

A subsequent Emergence Survey Report (by Chase Ecology, ref: CE4876-02) was provided, which confirmed that no bats were observed roosting or foraging within the identified features. The report therefore concludes that no further surveys or mitigation measures are required. However, as a small number (>5) of old droppings were observed within the main roof void spaces during a PRA (July 2025) it is recommended that prior to any impacts, it has been advised that a pre-start internal inspection will be carried out by a licenced bat worker to assess for any additional fresh evidence from bats. If during this time, fresh evidence from bats was observed then a protected species mitigation licence would be required prior to any further impacts. A suitable condition will be attached to any approval to ensure compliance.

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:	Approval
Date:	10 December 2025
Earliest date for decision:	28 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
---	-----------

Date:	16.12.2025
--------------	-------------------