

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251651
Site Address:	Peri, Loddon Drive, Wargrave, Wokingham, RG10 8HD
Expiry Date:	15 September 2025
Site Visit Date:	20 August 2025
Proposal: Householder application for proposed single storey side extension at raised level with roof light.	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging DH2 – Safeguarding amenity HC5 – Environmental protection
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
R/193/58	Additions.	Approved 18/12/58

R/102/58	Additions.	Approved 16/08/58
PD/56/60	Extension.	Approved 08/03/1960
R/75/65	Extension.	Approved 18/05/65
04668	Room in roof space.	Approved 10/06/1976
25790	Bank protection work at mooring site and store/shed	Approved 18/02/1987
160016	Full planning application for the erection of replacement flood resilient dwelling following demolition of existing dormer bungalow.	Approved 29/06/2016
161623	Householder application for the proposed erection of a detached garage.	Approved 21/07/2016
163462	Conditions application for the submission of details to comply with the following condition of planning consent 160016 dated 29/06/2016: 4. Details of boundary walls and fences 6. Landscaping	Approved 06/07/2017
183403	Householder application for the proposed erection of a garden studio within the existing boundary.	Refused 04/02/2019
190979	Householder application for a proposed erection of a single storey garden studio with decking.	Refused 18/06/2019 Appeal dismissed 14/11/2019

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection.
WBC Highways – No objection.
WBC Landscape and Trees – 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 site is located along the banks of the River Loddon within designated countryside to the west of Wargrave. The river forms part of the River Loddon Local Wildlife Site. The site comprises a large, modern, detached dwelling sited centrally within the plot the property is raised above ground level. There is also a raised garage and access ramp to the northeast.

Properties along Loddon Drive are mainly large, detached dwellings set within generous plots. The area maintains an open countryside character despite the presence of residential development.

The application site also forms part of the Thames River Valley character area, as defined in the Landscape Character Assessment (2019) and Loddon Drive is part of the 2020 Rights of Way Improvement Plan which proposes a new bridleway along the road.

Proposal:

This application seeks approval for the erection of a single-storey side extension set above ground level.

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 outside of settlement limits where in order to protect the separate identity of the countryside and maintain the quality of the environment proposals must comply with Core Strategy Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The other parts of CP11 are not relevant here.

In this instance, the proposed development is of a modest size and scale and adjoins the flank wall of the existing dwelling. It does not constitute excessive expansion of development away from the original building and is acceptable in principle.

Character of the Area:

The application site and surroundings appear spacious and verdant which maintains an open character to the countryside setting. The proposed single-storey side extension would be of a modest size and would adjoin the northwestern flank wall of the existing dwelling.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The extension would measure approximately 2.83m in width and 5.14m in length. The structure would have a flat roof form with one rooflight and the battery storage unit relocated onto the front elevation of the extension. The development would be sited where the existing external staircase enters the utility room on the northwest elevation. The staircase would be retained and the raised external platform section removed to facilitate the development.

The proposed development would be set back from the road by more than 20m and more than 50m from the River Loddon. The garden surrounding the proposed extension benefits from dense soft landscaping including mature trees and planting. Due to the natural screening this provides, set back position of the extension and modest scale, there would be limited views of the development from the public realm. In addition, the extension is proposed on the northwestern elevation, which is adjacent to Loddon Drive. Therefore, the additional built form would not obstruct any long views through the site. The important green gaps around the host dwelling would be retained and no harm generated to the setting of the surrounding countryside.

The extension would protrude approximately 2.83m from the flank wall of the existing dwelling. It would not extend beyond the existing principal or rear building line or unduly expand the residential extent. Therefore, the proposed development would not result in an inappropriate increase in scale, form or footprint of the host dwelling and would have no detrimental impact upon the character of the host dwelling or local countryside setting.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The proposed development would be sufficiently distanced from neighbouring properties as to not generate any adverse impacts to their amenities.

Highway Access and Parking Provision:

The proposed development would serve an extension to the existing utility room and would not increase the number of habitable rooms within the property. The council's Highways officer was consulted and raised no objection to the proposal. In summary, the proposed scheme is not expected to generate any additional demand for carparking and no reduction in parking provisions.

Flooding and Drainage:

The application site is wholly located within flood zone 3 of the Environment Agency's mapping, described as a functional flood plan (zone 3b). The PPG specifies that a householder extension to the existing dwelling itself would represent minor development in relation to flood risk. The PPG states:

"Minor developments are unlikely to raise significant flood risk issues unless:

- *they would have an adverse effect on a watercourse, floodplain or its flood defences;*
- *they would impede access to flood defence and management facilities; or*
- *where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.*

Even minor developments can affect flood risk within or beyond the property, particularly in areas susceptible to flooding. Applications for minor development involving extensions or additions should still meet the requirements to provide a site-specific flood risk assessment (as per footnote 63 of the National Planning Policy Framework)”.

Flood Risk Assessment (FRA) (Anne Owen Architects, July 2025) was submitted to support the application. The council's Drainage officer was consulted and requested a site-specific FRA which demonstrated:

- the extension would be safe from flooding for the lifetime of the development;
- specified finished floor levels are set appropriately; and,
- that the development would not result in a loss of floodplain storage or displacement of water onto third party land.

A revised FRA was submitted (Anne Owen Architects, September 2025). The council's Drainage Officer was re-consulted as Lead Local Flood Authority (LLFA) and raised no objection from a surface water drainage perspective.

Whilst the Drainage Officer recommended for Environment Agency (EA) consultation (to assess the acceptability of the scheme from a fluvial flood risk perspective), EA guidance is clear that for minor extensions, (proposal under 250sqm and more than 20m from the river), then EA consultation is not required.

The revised FRA covers the required information set out in the Government advice for minor extensions. Flood levels are stated, finished floor levels, height above known levels are acceptable, and an evacuation plan provided which are acceptable. It will be required to condition the updated FRA with any grant of approval.

Landscape and Trees:

The application site is located within countryside. There are no protected trees on site, and the application form confirms that no trees or hedges are proposed to be removed as part of the proposed scheme. The council's Landscape and Trees officer was consulted and raised no objection to the proposal.

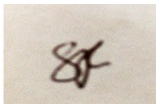
Conclusion:

For the reasons set out above and subject to condition, the proposal is acceptable as it accords with local plan policy and guidance.

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:	11 September 2025
Earliest date for decision:	13 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18.9.25

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Rights of Way Improvement Plan Consultation Zone | Total count: 1

#	Proposal_Type
1	New Bridleway

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

Flood Zones | Total count: 1

#	flood_zone
1	Flood Zone 3

Historic Flood Extent | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Historic Flood Outline	Historic Flood Map

Water Network Watercourse Consultation Zone | Total count: 1

#	watercourseName	form
1	River Loddon	inlandRiver

Risk of Flooding from Surface Water | Total count: 1

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

Bat Roost Habitat Suitability | Total count: 8

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	RQ383	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	RR382	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	RR383	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	RR384	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	RS385	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	RV382	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	RW382	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	RW383	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

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Local Wildlife Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Local Wildlife Site	Loddon River (part)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Thames River Valley

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wargrave CP	0 m