

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252541
Site Address:	126 and 128 Victoria Road, Wargrave, RG10 8AE
Expiry Date:	12 January 2026
Site Visit Date:	18 November 2025
Proposal: Full application for the proposed erection of a part two storey part first floor rear extension and installation of external rendered insulation and changes to fenestration at nos. 126 and 128 Victoria Road.	

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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM10 - Flood Risk DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
126 Victoria Road		
980435	Proposed First Floor Rear Extension To Dwelling.	Application Withdrawn 20/04/1998
970381	Proposed First Floor Rear Extension To Dwelling.	Application Withdrawn 19/09/1997
128 Victoria Road		
981130	Proposed Two Storey Rear Extension To Dwelling.	Approved 09/06/1998

CONSULTATION RESPONSES
Internal
WBC Property Services – No comments received. WBC Highways – Request further information. WBC CIL – No comments received. WBC Ecology - No comments received.
External
Scottish and Southern Electricity Networks – No comments received.

REPRESENTATIONS	
Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL
Site Description: The application site consists of a pair of semi-detached Victorian properties located on a corner plot on the southern side of Victoria Road, Wargrave. The properties are set back from the road behind a low-level brick wall and established shrubs and hedging. Off-street parking is provided at the end of the gardens with access from East View Road. Victoria Road is characterised by a varied street scene with detached, semi-detached, terraced, bungalows and chalet-style bungalows. While there are many Victorian properties along the road, these are interspersed with newer dwellings of differing ages, styles and forms. Proposal:

This application seeks approval for the erection of a part two-storey, part first-floor rear extension with a pitched roof form.

Proposed materials include roof tiles to match the existing roof tiles and light render on the external walls of the extensions as well as to the existing external walls for insulation purposes.

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:

Many of the properties on Victoria Road were constructed during the Victorian period with newer properties interspersed along the length of the road. Architectural styles and materials used along the road are varied, with no single prevailing character, contributing to a diverse streetscape. While many of the older period properties are constructed from traditional brick, sash windows and pitched roofs, there have been numerous later additions to the road which include mid-twentieth century housing and more recent schemes. As such, the surrounding area cannot be described as architecturally uniform.

The existing dwellings are of traditional Victorian construction and display characteristic architectural features of the Victorian period, including red brick (although no. 126 has light coloured painted brickwork), sash windows and bay windows to the principal elevations. Decorative brick detailing and traditional window proportions contribute to the building's historic character and appearance.

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 proposed rear extensions would not protrude beyond the existing ground-floor building line. The first-floor element of the scheme would be extended approximately 3.8m to align with the existing ground-floor building line. This would comply with BDG guidance which recommends that rear extensions should not project more than 4m where they are close to a side boundary.

Page 55 of the BDG recommends that the roof form of an extension should take its form from the main building. In this instance, the proposed pitched roof form at first-floor level has been designed to align with the existing roof above the existing rear

bedrooms, maintaining the established roof profile and ridge height. This approach ensures continuity in the building's form and avoids introducing built form that would be incongruous with the host dwelling.

The extension would be finished in light render which would extend to all external walls of the host dwellings. Whilst this would depart from the original traditional red brick finish, the design approach would create a consistent material palette that would ensure the extension would integrate seamlessly with the host properties. The render would also bring about environmental improvements when compared with the existing dwellings, as the render would provide external insulation to reduce heat loss.

In addition, a number of properties along the road are already finished using light render and painted pebble dash, examples include nos. 137, 139, 142, 150, 152, 175 and 179. Therefore, the introduction of light rendered facades would not be out of character with other properties within the vicinity and would not cause any adverse impact to the character of the host dwellings or surrounding area.

The proposal also includes roof tiles to match the main roof and sash style windows which would further unify the extension with the host dwelling to preserve the architectural character of the host property.

In conclusion, the proposed changes would represent a sympathetic form of development that would not cause any detrimental impact to the character of the host dwellings or public realm.

Neighbouring Amenity:

Overlooking:

There are two first-floor windows proposed in the rear elevation to serve two bedrooms. As existing, there are already two first-floor windows in the rear elevation to serve bedrooms. The proposed extensions would enlarge the two existing bedrooms and move the fenestration approximately 3.8m further towards the rear. To the rear of the site is the flank wall of no. 9 East View Road which would be more than 36m away. Due to the significant separation distance, there would be no adverse loss of privacy impacts that would be generated by the proposed fenestration.

There is one additional window proposed at first-floor level in the western elevation to serve a bathroom. To mitigate any potential harmful overlooking impacts, it will be conditioned that the window is obscurely glazed and limiting in opening height to protect the amenity of the occupants at no. 124 Victoria Road.

Loss of Light & Overbearing:

The proposed part first-floor, part two-storey rear extensions to the pair of semi-detached properties has been designed to mirror one another along the shared boundary. The extensions would project from the rear building lines and would align in depth, height and roof form. As the proposed design would be symmetrical, the extensions would meet at the shared boundary and there would be no increase in enclosure or overshadowing to either of the adjoining semi-detached properties.

With regard to adjoining properties beyond the semi-detached pair, the extensions would be set away from the western shared boundary by approximately 3.15m and due to the corner plot position, there are no properties to the east. In addition, no. 124 is already set back more 13m from the principal building lines of the host dwellings. As a result of this established relationship, a degree of enclosure and overshadowing already exists from the existing built form, rather than from the proposed development. Therefore, the proposed extensions would not materially alter the existing relationship between the two properties and would not result in an unacceptable increase in overbearing or loss of light impact, and the separation distance between flank walls (approximately 4.6m) ensures that adequate levels of light would be retained.

Highway Access and Parking Provision:

Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards. WBC Highways were consulted as part of the application process. They requested further information relating to a revised plan showing the substation to the rear of the site. While this is noted, the proposed development would not increase the number of habitable rooms and the existing parking arrangements are not proposed to change as a result of the development. Therefore, it is concluded that the existing parking arrangements are considered acceptable to serve the dwellings in their existing and developed forms.

Ecology:

The application site is located in an area suitable for bat roost habitat and a bat survey (J Hildreth, November 2025, Ref: 126-128 Victoria Road PRA Report) was submitted to support the application. No comments were received from the council's Ecologist. The report concludes that the survey found no evidence of bats, no potential bat access points and confirms that the building has negligible potential to support bats. However, to safeguard bats during construction, an informative will be attached to any grant of approval to specify what should be done in the unlikely event that bats are discovered.

BNG:

Biodiversity Net Gain (BNG) is now mandatory for major and minor planning applications unless the proposed development meets the exception criteria set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 (as amended), the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

The proposed extension could have been determined under two householder applications. Householder development is exempt from BNG requirements.

Within the scope of this full application, the proposed development is subject to the de minimis exemption, as each extension impacts less than 25 square metres of onsite habitat, or 5 metres of linear habitats such as hedgerows. A 10% BNG is therefore not required in this instance. Due to the nature of the proposal and siting above the existing ground floor footprints, no impact on biodiversity is anticipated.

Conclusion:

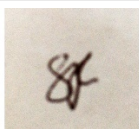
For the reasons set out in this report and subject to conditions, the proposal is acceptable in principle as it complies with local policy, the NPPF, and local guidance and is recommended for approval.

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 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:	Approve
Date:	8 January 2026
Earliest date for decision:	8 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	9.1.26

PLANNING CONSTRAINTS/STATUS

**Modest Development Location
Bat Roost Habitat Suitability
Thames Ward
Wargrave Parish**