

JPPC ref: AG/8205

Wokingham BC
Planning Services
Planning Portal Ref: **14486435**

4th December 2025

Dear Sirs

S.73 APPLICATION

**VARIATION OF CONDITION 2 (APPROVED PLANS) ATTACHED TO APPLICATION 230445 WHICH GRANTED PLANNING PERMISSION ON 28TH APRIL 2023 FOR THE FOLLOWING DEVELOPMENT:
'HOUSEHOLDER APPLICATION FOR THE PROPOSED EXTENSION OF THE EXISTING GARAGE BUILDING TO PROVIDE ADDITIONAL ANCILLARY ACCOMMODATION AT GROUND AND FIRST FLOOR'**

LODDON ACRES, LODDON DRIVE, WARGRAVE, RG10 8HD

Introduction

Please find attached a s.73 planning application submission which seeks permission for alterations to the scheme approved by application 230445 for the extension and alteration of an existing detached garage at Loddon Acres and, specifically, to vary the wording of condition 2 to remove reference to various approved plans and their replacement with reference to corresponding proposed plans.

The Site and Relevant Planning History

Loddon Drive is located close to the confluence of the River Loddon and the River Thames, to the west of the main built-up part of Wargrave, and forms a low-density area of generally high-quality riparian residential development. The area has a tranquil, rural appearance that is characterised by detached dwellings sitting within comfortably-sized and maturely landscaped riverside plots.

Loddon Acres lies towards the northern end of Loddon Drive and on the eastern bank of the River Loddon. It does not lie within a Conservation Area, an Area of Outstanding Natural Beauty or the Metropolitan Green Belt. In common with the majority of the properties on Loddon Drive it does lie within Flood Zone 3. An aerial photograph showing Loddon Acres in its wider context is attached overleaf.

The existing dwelling dates from the very early part of the 20th Century and comprises a large and attractive two storey dwellinghouse that features brick and through colour rendered walls under a plain clay tile roof.

The dwelling sits centrally within an extensive residential curtilage of around 0.44 ha and is accessed from the east. Within the curtilage there are two existing ancillary structures, namely a boathouse and the double garage (with mezzanine games area above) that is subject of this s.73 planning application (which was originally approved by application **31206** in September 1988.

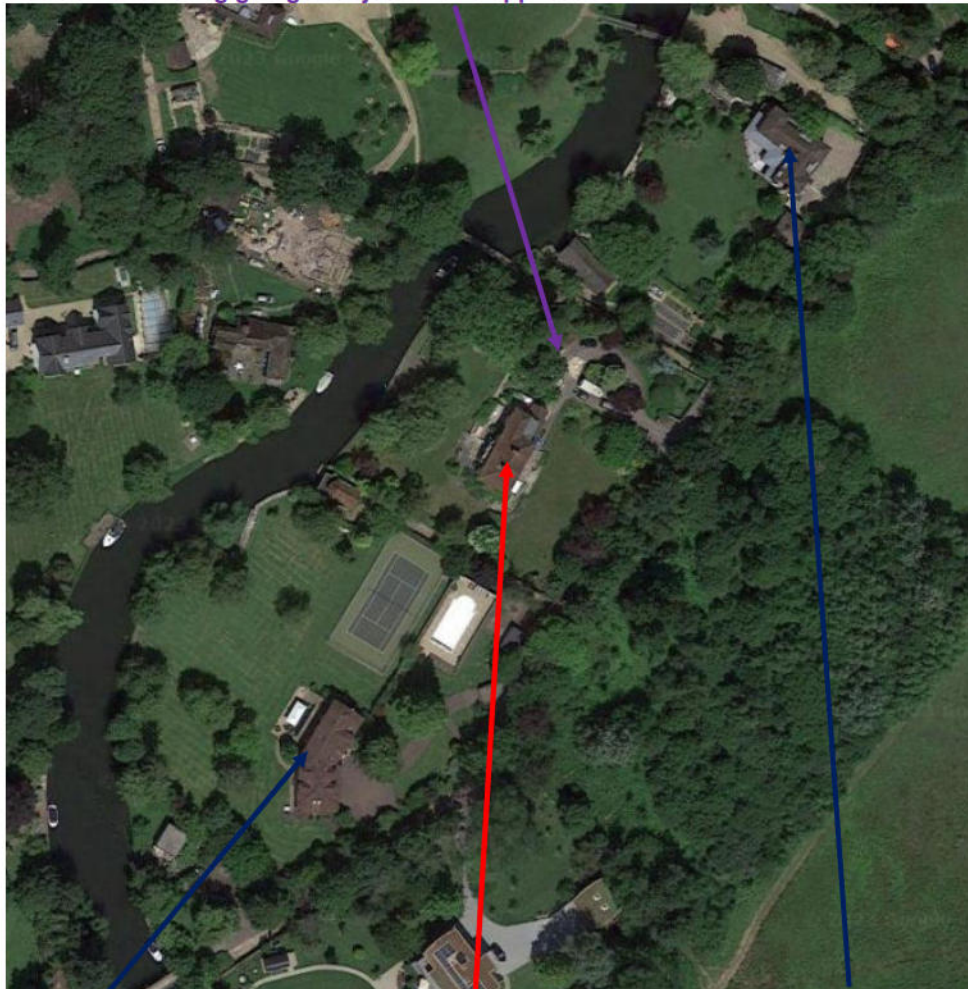
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Loddon Acres

Loddon Acres benefits from significant separation distances to the existing houses to either side. In this regard, the separation distance between Loddon Acres and Loddon Court (to the north-east) is around 80m, whereas its separation distance with Riverside House (to the south-west) is around 69m.

Position of existing garage subject of this application



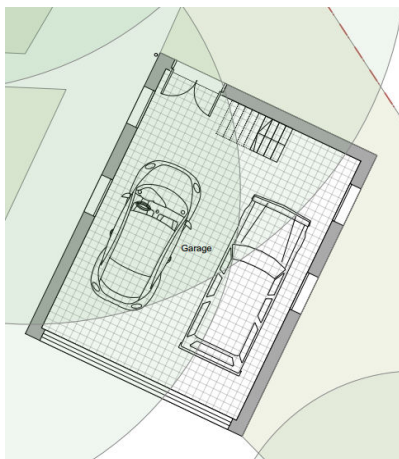
Riverside House

Loddon Acres

Loddon Court

The boundaries of Loddon Acres, Loddon Court and Riverside House all feature mature tree and other planting and, as such, there is very little intervisibility between these dwellings. The nature and extent of the existing planting can be seen with reference to the aerial photograph above.

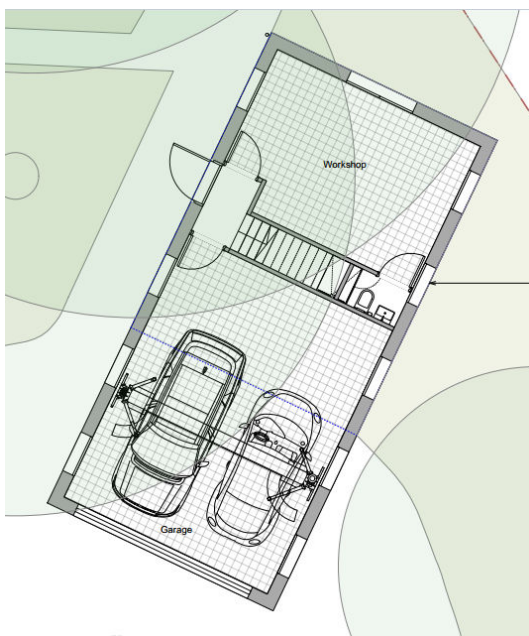
Application **230445** granted permission for the existing garage to be extended forwards by approximately 5m and upwards by around 1.9m, with the new first floor ancillary accommodation being served by dormers on all sides. For ease of reference, snipped extracts from the existing and approved floor plans and elevations drawings are attached below and overleaf.



Existing ground floor plan



Existing mezzanine plan



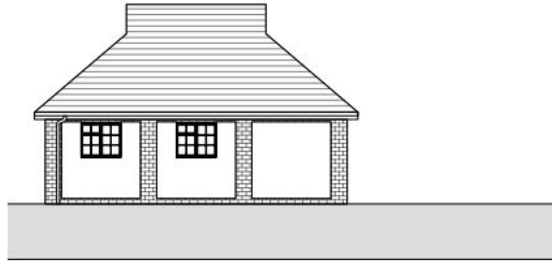
Approved ground floor plan



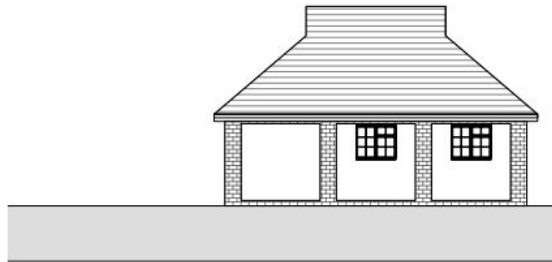
Approved first floor plan



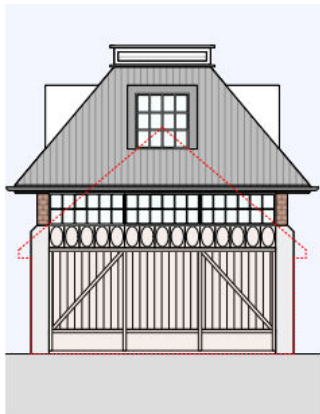
1 East Elevation
Scale: 1:50



2 South Elevation
Scale: 1:50



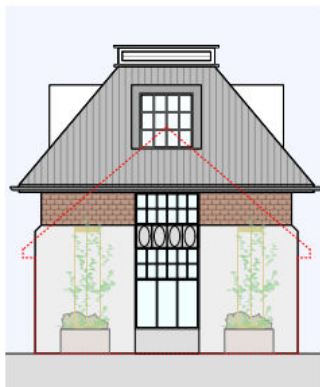
Existing Elevations



1 East Elevation
Scale: 1:50



2 South Elevation
Scale: 1:50



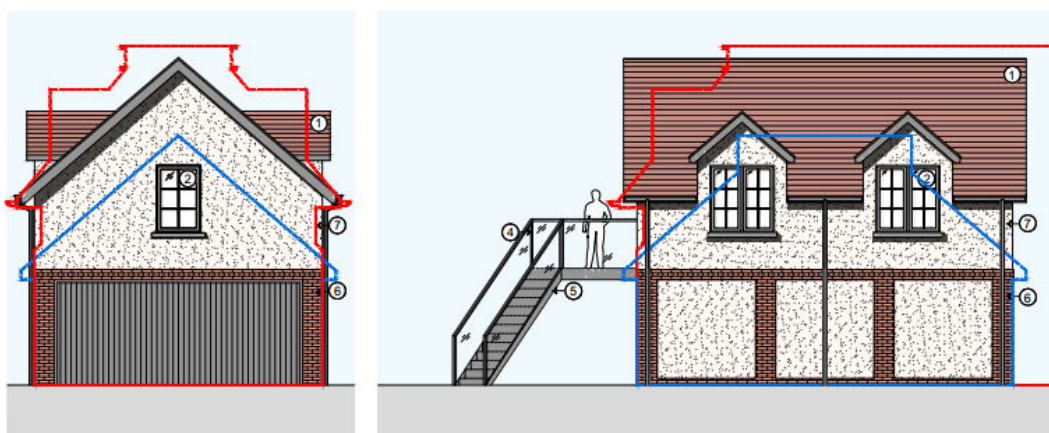
Approved elevations

The Current Proposal and Policy Considerations

As now proposed, the proposed extensions and alterations will be less wide-ranging than as approved but will still provide the applicants with enhanced ancillary accommodation.

The ground floor footprint of the garage would not be extended forward albeit it is proposed to add an external staircase to the rear leading up to a first-floor external terrace. At first floor level, the intention is still to remove and replace the existing roof structure with a new pitched roof structure but not to raise the height to the same extent as was originally approved.

The new roof structure would feature a pair of gables dormers to either side to create additional useable space at first floor level, specifically home office and home gym facilities together with a toilet/shower room.



Proposed east and south elevations

In design and scale terms, the current proposal would ensure that the garage remained self-evidently subservient in scale, height and form to the main house and this can be seen with reference to the snipped plan extract below.



Elevational section showing subservient scale and form of extended garage as now proposed relative to existing building (blue line) and originally approved scheme (red line).

Furthermore, the proposed changes would be very discrete in views from Loddon Drive and the river by virtue of the existing tree cover along the boundaries of the plot and around the existing garage and boathouse structures.

The Development Plan for the Borough comprises the Wokingham Borough Core Strategy (adopted 2010) as well as the Managing Development Delivery Local Plan (MDDLDP) (adopted 2014). In addition, the Council has a number of adopted

Supplementary Planning Documents, including the Borough Design Guide (adopted 2012) and that relating to Sustainable Design and Construction (adopted 2010).

As with the approved scheme, the most relevant Development Plan policies to this revised proposal are Core Strategy policies CP3 and CP11 and MDDLDP policies CC01 and CC09.

MDDLDP policy CC01, in accordance with the NPPF, identifies that there is a presumption in favour of sustainable development and that applications that accord with other Development Plan policies should be approved, unless material considerations indicate otherwise.

MDDLDP policy CC09 relates to 'development and flood risk' and identifies that new development will not be permitted, in areas liable to flooding, which exacerbate existing risks.

Core Strategy policy CP3 identifies the 'general principles for development' in the Borough and, inter alia, requires that all new build proposals:

- Are of an appropriate scale, mass, layout, built form, height and materials having regard to the character to the area;
- Are of a high quality of design and do not result in harm to the amenities of adjoining occupiers;
- Have no detrimental impact upon important ecological, heritage, landscape, geological features or water courses;
- Maintain or enhance the ability of the site to support flora or fauna; and
- Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings including the use of appropriate landscaping.

Core Strategy policy CP11 relates to development proposals outside of defined settlement boundaries. Although there is no specific policy criterion relating to residential outbuildings, the criterion relating to residential extensions is pertinent and requires that development proposals will be permitted provided that they are proportionate to the scale, form and footprint of the host dwelling.

The Borough Design Guide similarly does not contain specific advice in respect of domestic outbuildings but the guidance relating to residential extensions and alterations at section 4.11 is helpful, and requires that development proposals should:

- Be well-designed;
- Respond positively to the original building;
- Contribute positively to the local character; and
- Relate well to neighbouring properties.

In this policy context, and as referenced above, Loddon Drive is an area that is characterised by architectural diversity. The proposed extension and alteration of the existing building – but now without any increase in its overall height - would respect the primacy of the main house and, in accordance with NPPF and Development Plan guidance, would reflect and respect local distinctiveness.

With reference to neighbourliness, the boundaries of the site are marked by mature trees, hedgerows and other planting. On this basis – and given the separation distances involved - it is not considered that the proposed development result in tangible harm to the residential amenities enjoyed by neighbouring residents in terms of increased overlooking or in terms of harmful overshadowing.

With regard to flood issues, it is evidently the case that the original scheme – involving a 5m extension forwards at ground floor level - would have a greater potential impact on the flood-storage capacity of the site than the current proposal which does not involve any increase in the existing ground floor footprint.

Overall, therefore, although the current proposal has a differing form and detailing relative to the approved scheme, it is still considered that the proposal would assimilate comfortably with its context, be respectful of local distinctiveness and the existing residential amenities enjoyed by others, and be sensitive and appropriate in flood risk and other environmental terms

It is hoped, therefore, that Officers will be happy to support this s.73 application and recommend that permission is duly granted by varying the wording of condition 2 as follows (with new plans highlighted in red):

2. Approved details – This permission is in respect of the submitted application plans and drawings numbered 3288-CB-A-DR-00001 REV A, 3288-CB-A-DR-00009 REV A, 3288-CB-A-DR-00010 REV A, 3288-CB-A-DR-00011 REV A, 3288-CB-A-DR-00012 REV A and 3288-CB-A-DR-00050 REV A received by the Local Planning Authority on 22/02/23 and the plans and drawings numbered 25044-MA-ZZ-DR-A-005-P04, 25044-MA-ZZ-DR-A-006-P03, 25044-MA-ZZ-DR-A-110-P03; 25044-MA-ZZ-DR-A-111-P04, 25044-MA-ZZ-DR-A-112-P03, 25044-MA-ZZ-DR-A-170-P06 and 25044-MA-ZZ-DR-A-171-P03 received by the Local Planning Authority on 04/12/25. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the associated details hereby approved.

Yours faithfully



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