

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261013
Site Address:	129 Victoria Road, Wargrave, Wokingham, RG10 8AG
Expiry Date:	23 June 2026
Site Visit Date:	27 May 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey rear element, plus changes to fenestration and erection of a detached outbuilding.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Location – Wargrave

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Neighbour amenity SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
072025	Application for a certificate of lawful proposed use for the conversion of loft to habitable rooms	Approve 1st November

	and rear dormer extension at roof level.	2007
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CONSULTATION RESPONSES

Internal

WBC Drainage – Requested further information

WBC Landscape and Trees – No objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	1 neighbour objection received: • The scale and height of the rear extension, particularly near the shared boundary, would be excessive and result in a significant loss of natural light to the neighbouring rear living room and garden area. Due to the lower ground level of the neighbour's property, the extension would appear more visually prominent and overbearing than indicated on the submitted plans, leading to an unacceptable sense of enclosure. • The revised outbuilding proposal adjacent to the shared boundary would result in an excessive height near their property and be overbearing. It would lead to a significant loss of natural light to a substantial part of the neighbouring garden, exacerbated by the lower ground level of their property relative to No. 129. • The proposal fails to adequately account for the site's topography and the resulting detrimental impacts on neighbouring amenity. <i><u>Officer comment:</u> The impact of the development on neighbour amenity is discussed in the main report.</i>

APPRAISAL

Site Description: A semidetached Victorian dwelling on a residential road in Wargrave. The rear garden is northwest facing and measures approximately 50m in length and 5m in width. The ground levels fall from front to back of the dwelling as shown in Figure 1. Also, the ground level is approximately 0.5m higher at the application site than at no. 127 Victoria Road.

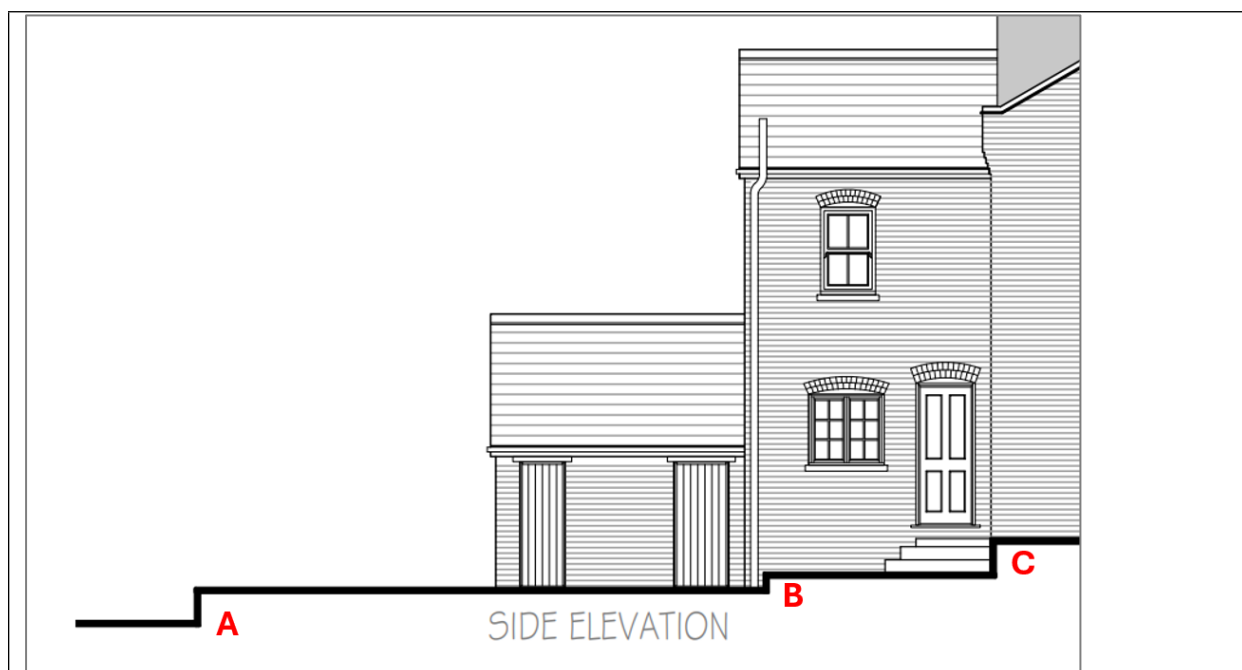


Figure 1 Existing side elevation showing approximate ground level changes A=0.5m, B=0.2m, C=0.5m

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.

Proposal: The single storey rear extension to facilitate a dining room, kitchen, utility and shower room will consist of a single-storey extension, incorporating both an infill element and a replacement structure occupying the same footprint as the section to be demolished. The ground finished floor level of the proposed rear extension would be 0.5m lower than the main dwelling and approximately 0.8m higher than the level of the garden. The west facing side wall will project from the exiting rear wall by approximately 7.4m and be adjacent to the boundary. It will have a sloping roof with 4 no. roof lights and be approximately 5m to the top of the pitch roof and 3.5m to the top of the eaves. It will measure approximately 5.3m in width and the rear wall will be glazed with doors to the patio and rear garden that is set at a lower ground level and would be accessed from the patio via steps with an approximate drop of 0.8m. No changes to the external ground levels are proposed as part of this application.

The detached outbuilding would facilitate a gym, study and storage room. It would measure approximately 9.8m in length and be located 7m forward of the rear boundary, 0.5m from the boundary with no. 127 Victoria and 1.3m from the boundary

with no. 131 Victoria Road. The separation distance with main dwelling would be approximately 34m and with the nearest habitable room at no. 127 approximately 40m. It would have a single shallow sloping roof measuring a maximum of 2.8m in height. There would be glazed doors on the south elevation serving the study and glazed doors and 2 no. windows on the side elevation facing the boundary with no. 131 Victoria Road.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a mixture of detached and semidetached dwellings of varying ages and architectural styles. Boundary treatments are either low brick walls, hedging or open plan front gardens with driveways for off street parking. In this case, the proposed rear extension and outbuilding would not be visible from the public realm in Victoria Road and would not cause harm to the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 in relation to the character of the area

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking

The proposed outbuilding would be approximately 1.3m from the side boundary with no. 131 which is a closed board fence approximately 1.8m in height. Furthermore, the glazing on the proposed east elevation would not overlook neighbouring habitable rooms. In relation to no. 127, the separation distance would be approximately 0.5m with the side boundary and there would not be any west facing windows. Also, the boundary includes vegetation approximately 2m in height and the separation distance with windows to habitable rooms at no. 127 Victoria Road is approximately 40m. There are no side windows proposed in the single storey rear extension. Therefore, the proposal would not result in a loss of privacy to neighbouring occupants.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. The proposed outbuilding would be located approximately 40m from neighbouring rear facing habitable rooms of properties on Victoria Road and would not result in a loss of light to neighbouring occupants. Furthermore, it would not cause significant overshadowing to neighbouring gardens given its limited height visible above the boundary.

Figure 2 shows that the horizontal 45-degree angle test is breached in relation to the nearest habitable room at no. 127. However, Figure 1 shows that the vertical 45-degree angle test would be complied with, even when allowing for changing ground

levels. Furthermore, the proposed side wall of the extension would not face onto windows serving habitable rooms at no. 127. In relation to no. 131, the rear wall of the extension would be in line with the rear wall of the neighbouring extension and be of a similar height and design. Therefore, there would not be a significant loss of light to neighbouring occupants at no's 127 and 131 Victoria Road.

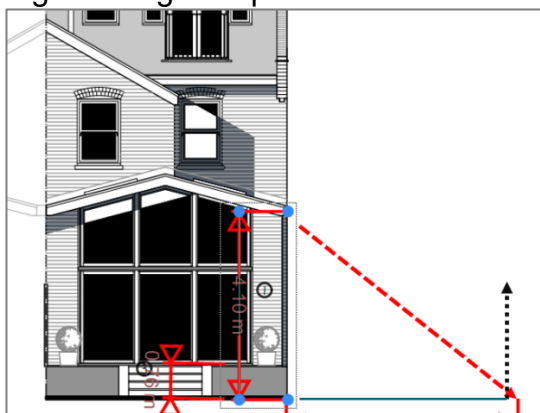


Figure 2 Vertical 45-degree angle test

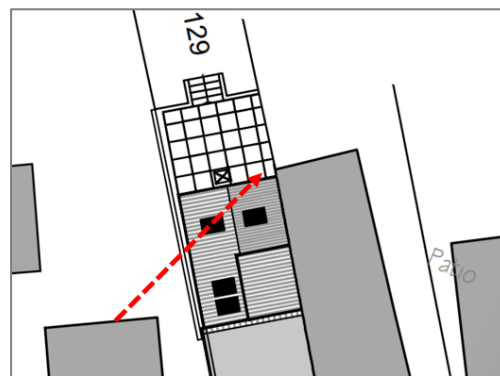


Figure 3 Horizontal 45-degree angle test

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the proposed rear extension would be similar in scale and design to the neighbouring extension at no. 131 and would create a balanced symmetrical feature to the rear elevations of these semidetached properties.

The Borough Design Guide recommends that the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary and rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary. In this case, the height of the rear extension to the top of the eaves would be approximately 3.2m which is slightly taller than recommended. Furthermore, when taking account the sloping ground levels, it may appear taller when viewed from no. 127. The proposed infill extension would not project further back than the existing rear wall of the outbuilding to be demolished. Furthermore, the flank elevation of the rear infill extension when seen in the context of the existing boundary wall with no. 127, would only create limited additional bulk viewable above the wall and would not cause significant harm. Therefore, although the eaves height is slightly higher than recommended in the BDG, the height and bulk of the extension would not significantly harm the neighbouring occupiers given they would have access to adequate private garden space.

The outbuilding would be located at the far end of the garden and over 30m from the rear wall of the extension. It would have a shallow sloping roof measuring a maximum of 2.8m in height and would only be partially visible to neighbouring occupants above the boundary enclosure. Furthermore, the neighbouring occupants would have access to adequate private space within their rear gardens.

Overall, the proposal would not fully comply with advice contained within the Council's Borough Design Guide regarding neighbour amenity due to the eaves height of the rear extension. However, given that no significant harm to residential amenity would occur in terms of potential overbearing, overshadowing or overlooking impacts, the proposal would comply with the key aims of Core Strategy Policy CS3 in

respect of residential amenity such that it would no warrant refusal of this application on these grounds.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. In this case, the application site does not benefit from off-road parking spaces and relies on existing on-street parking. No additional habitable rooms are proposed and there would be no additional parking spaces required.

Flooding and Drainage: The Drainage Officer raises no objection to the proposed rear extension and has confirmed that the existing dwelling is within Flood Zone 1. He has requested further details to understand how surface water runoff from the extension will be managed, so that flood risk is not increased on or off site.

The Drainage Officer is concerned that the detached outbuilding would be located along a surface water overland flow route, and within an area that experiences high risk surface water flooding. Therefore, a Flood Risk Assessment is requested detailing how surface water flooding will be managed and how any issues of flood risk on or off site have been mitigated to ensure that the development does not increase on or off-site flooding.

Officer comment: Figure 3 shows that the outbuilding would be located approximately 40m from the watercourse. As it lies outside the watercourse consultation zone, and given the limited scale of the rear extension, it would not be reasonable to require a Drainage Strategy by condition if permission were granted for this householder application.

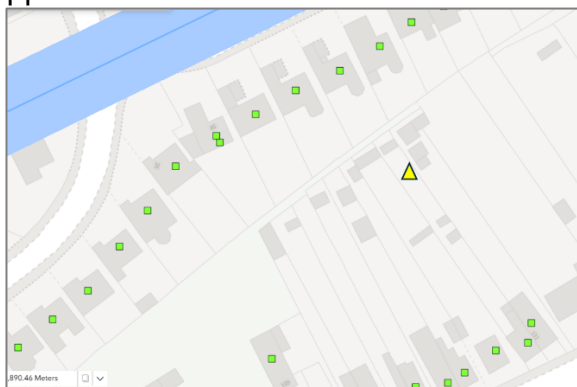


Figure 4 Yellow triangle shows approximate location of detached outbuilding, and the watercourse consultation zone is shown shaded blue.

Landscape and Trees: The Tree Officer raises no objection to the proposal.

Ecology: The proposal is located in an area identified as suitable habitat for bat roosting. A preliminary Bat Survey has been submitted that confirms the outbuilding to be demolished is in a good state of repair, no bat field signs identified, and no suitable access points or void spaces identified during both internal and external inspection. Therefore, the outbuilding was assessed as presenting negligible potential for roosting bats and no further survey work is considered necessary in relation to this structure.

Nevertheless, an informative will be added to the decision notice:

Informative

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	Yes
Recommendation:	Approve
Date:	23 June 2026
Earliest date for decision:	20 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	23/06/26