

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261731
Site Address:	57 Highfield Park, Wargrave, Wokingham, RG10 8LB
Expiry Date:	17 September 2026
Site Visit Date:	2 September 2026
Proposal: Householder application for the proposed erection of single-storey front extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history.	n/a	n/a

CONSULTATION RESPONSES

Internal
No comments received.
External
No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description: 57 Highfield Park is located in Wargrave, a Modest Development Location. The property is situated on the southern side of Highfield Park, an established residential area.

The application site comprises a two-storey semi-detached dwelling characterised by a simple, pitched roofscape. The roof is finished in red/brown interlocking tiles. The dwelling's façade is finished in red brickwork with white-framed windows. The property features a modest, single-storey front porch. The front amenity space is approximately 6.5m x 9.7m, providing off-street parking for 1no. vehicles. There is no garage at this property. At the rear, the dwelling has a long garden space, approximately (20m x 9.7m). The boundaries of the site are well screened by dense hedging and vegetation.

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.

Design / Character of the Area

The street is characterised by a quiet, low-traffic residential estate featuring predominantly two-storey semi-detached dwellings of comparable scale, design and materials. The street exhibits a consistent pattern of development with properties set-back from the highway behind front amenity spaces and driveways, providing off-street parking.

Several nearby properties have previously benefited from planning permission for similar forms of development. For example, permission was granted at No. 82 Highfield Park in 2018 and No. 39 Highfield Park in 2014, while more recently, permission was granted at No. 58 Highfield Park in 2023. This demonstrates that similar residential extensions and alterations of a comparable scale have previously been considered acceptable within the surrounding area.

Single-Storey Front Extension

The BDG recommends that front extensions should not project significantly forward of the principal elevation. The front extension projects 0.8m forward of the existing front elevation. Furthermore, the extension does not span the entire width of the property, only 2.9m out of 7.9m. For these reasons, it is seen to meet this requirement of the BDG.

The proposed extension features a single storey, pitched, lean-to roofscape, which relates well to the roofscape of the main dwelling. The ridge height is 3m compared to 6.7m of the main roofscape at the dwelling. This shows how the development is suitably subservient to the main dwelling. This design also relates well with its surroundings and contributes positively to the street scene and retains a sufficient separation distance from the public highway, which avoids significantly disrupting the street's established building line. In these regards, the BDG requirements have been adhered to.

Overall, the proposed front single-storey extension, would not cause harm to the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy.

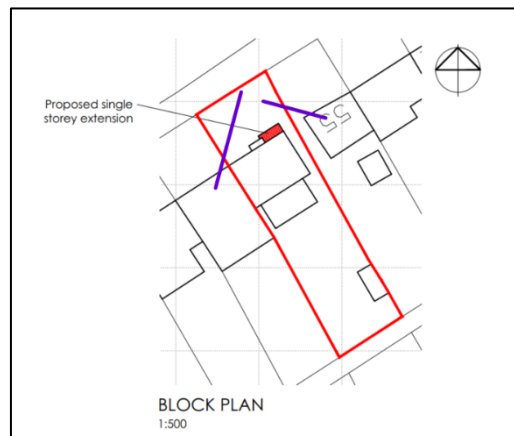
Neighbouring Amenity:

Overlooking:

The single-storey front extension has 1no. proposed obscured glazed windows. This is featured on the front elevation facing the host dwelling's private driveway. Owing to the single-storey nature, outlook and obscured glazing, there is no increase to overlooking or a loss of privacy.

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.



As indicated by the figure, there would be no breach of the 45-degree angle test for neighbouring properties. Therefore, this proposal would not give rise to loss of light and complies with Policy CP3.

Overbearing:

The front extension would not cause any overbearing or enclosing impacts due to its single-storey, modestly scaled and proportioned form.

Overall, this proposal would not give rise to overbearing and therefore complies with Policy CP3.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The 1no. car capacity is retained on the front driveway of the dwelling. The dwelling does not increase the no. of bedrooms and thus parking demand is not increased. Therefore, the application site's parking is considered adequate.

Amenity Space:

The front driveway is 6.5m x 9.7m. The front extension projects 0.8m from the front elevation. Therefore, the remaining space is 5.7m which is considered ample and acceptable.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

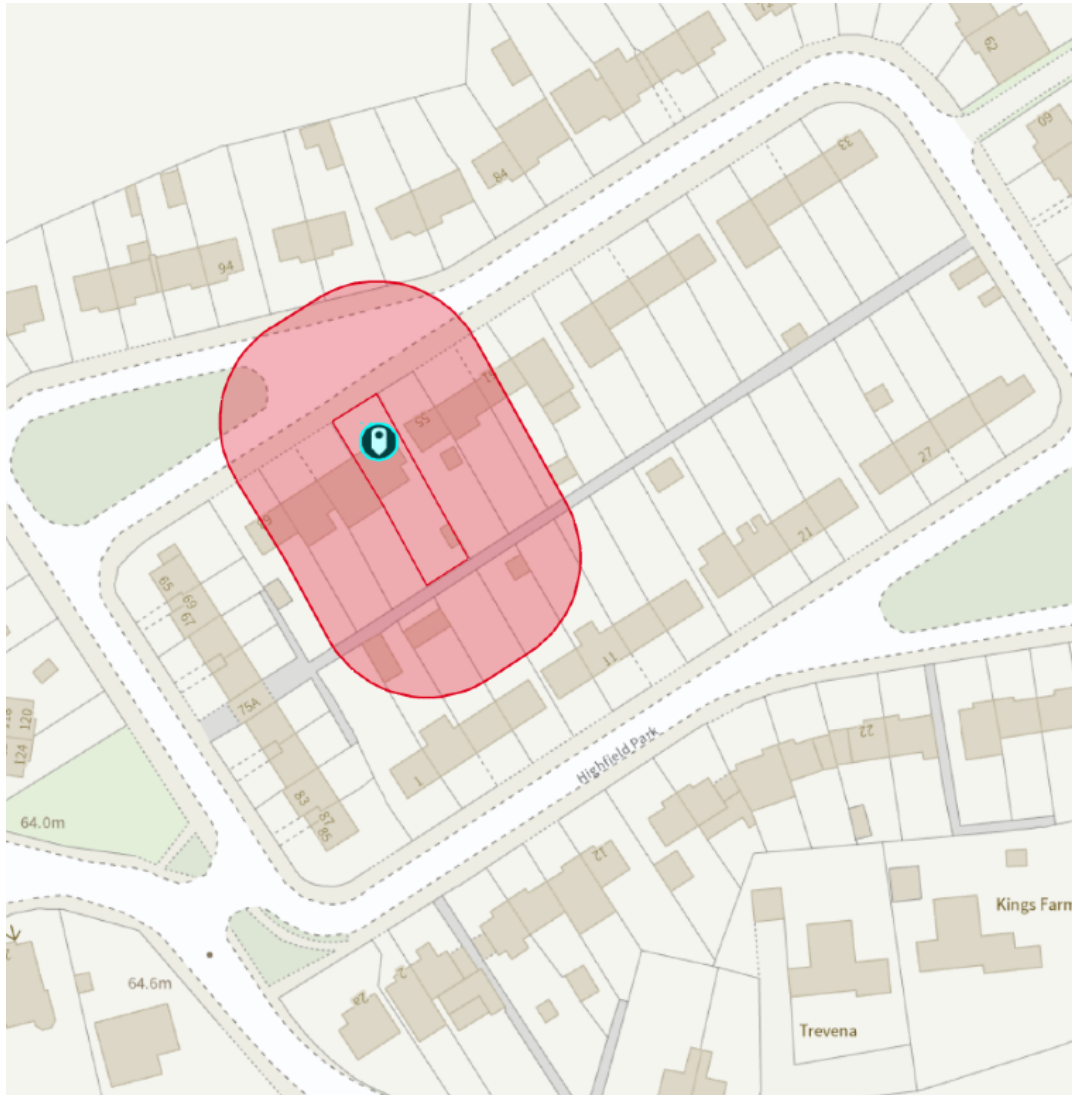
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	15 September 2026
Earliest date for decision:	14 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	15/09/26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Wargrave

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 2

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES
2	All works exceeding 90 metres (295.3 feet)	YES	YES

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	part of Highfield Park Housing Estate Highfield Park, Wargrave, Reading	Absolute Freehold Estate in Land	BK403470

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency
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Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	VN351	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	VO350	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	VO351	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	VO352	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

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050&notes=&location=479459,178667%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wargrave-Twyford Arable Chalk Lowlands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
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1	Thames Ward	0 m
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Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wargrave CP	0 m