

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252358
Site Address:	4 Fidlers Walk, Wargrave, Wokingham, RG10 8BA
Expiry Date:	25 November 2025
Site Visit Date:	3 November 2025
Proposal: Householder application for the proposed erection of single-storey front and rear extensions with flat roofs incorporating flat roof lights, alongside the conversion of the existing attached garage into habitable accommodation, with facing brickwork, roof finishes, and fenestration to match the existing dwelling.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Great Crested Newt Impact Risk Zones
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 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 TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
971200	Proposed Erection Of Chimney To Side Of	Approve

	Dwelling.	7th November 1997
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CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Condition
WBC Highways – No Objection Subject to Condition

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached dwelling with garage and driveway for off street parking in the residential area of Wargrave.

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: Single-storey front and rear extensions with flat roofs incorporating flat roof lights, alongside the conversion of the existing attached garage into habitable accommodation, with facing brickwork, roof finishes, and fenestration to match the existing dwelling.

The single-storey front extension will have a flat roof with rooflight and a window on the front elevation. It will measure approximately 4.2m in width, 3.4m in depth and 2.8m in height. The roof light will protrude above the roof by approximately 0.15m and the front wall will extend approximately 0.3m forward of the existing front door and window. The garage and front porch flat roof will be increased in height by approximately 0.2m to 2.7m.

The rooflight to the front elevation of main roof will provide additional light to the stairway.

The single storey rear infill extension will have a flat roof and window to the rear. It will measure approximately 1.4m in depth, 2.6m in width and 2.8m in height. Bifold doors will be inserted to the rear of the existing dwelling. The rear of the garage conversion will accommodate a utility room measuring approximately 2m in depth.

Character of the Area: 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.

The street scene is detached dwellings of a similar age and varying designs in the residential area of Wargrave. Front gardens are open plan and have driveways for off street parking. There are examples of front extensions at no. 5 (immediate neighbour) and at no. 54 Fidlers Walk (immediately opposite the application site). In this case, the front extension would be located 2m from the side boundary with no. 3 Fidlers Walk and would not exceed 3m in height. It would be set back from the front wall of the garage by approximately 3m and be approximately 0.3m forward of the front wall to the entrance door and window. Therefore, the proposal would not harm the character of the area or be overly dominant in the street scene.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: 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.

Overlooking: There will be no side facing windows to the rear and front extensions and no significant impact on loss of privacy to neighbour amenity.

Loss of Light: The side facing ground floor window at no. 3 Fidlers Walk effectively 'borrows' their outlook and daylight from across the application site. As such only limited protection can be afforded to them in planning terms. The rear extension would be in line with rear wall of no. 5 Fidlers Walk and would not significantly increase overshadowing. Therefore, there would not be a significant loss of light to neighbour amenity.

Overbearing: The side wall of the rear extension would be adjacent to the side boundary and follow the building line of the existing side garage wall. It would not exceed 3m in height and would have a flat roof that would be approximately 0.2m higher than existing. The rear wall would not project beyond the rear wall of the existing dwelling. Given the limited scale of both the front and rear extensions, they would not result in an overbearing impact on neighbour amenity.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to condition and has commented: *"The proposal results in a total of 7*

habitable rooms. The proposed works will not affect the existing access to the dwelling. It was acknowledged by the applicant that the proposed works will affect the existing car parking arrangements and two off-road car parking spaces in front of the property will be retained. In accordance with the WBC guidance and parking calculator, there is a requirement for 1 additional unallocated parking space, resulting in a total provision requirement of 3 parking spaces. It is acknowledged that there is sufficient on-street parking facilities adjacent to the dwelling therefore, the proposed car parking arrangements are acceptable and in line with current guidance.

Cycle Parking: Drawing '08' shows a shortened garage, no longer capable of storing a vehicle. Confirmation is required this space can facilitate cycle storage. If not, alternative cycle storage provision shall be identified when discharging the condition.

Recommended Condition:

CF9 - CYCLE PARKING (TO BE APPROVED)"

Officer comment: It would not be reasonable to condition cycle storage provision if this householder application were to be approved, given that there would be adequate private amenity space for cycle storage.

Flooding and Drainage: The Flooding and Drainage Officer raises no objection subject to condition and has commented: *"The existing dwelling is with flood zone 1 but in an area that experiences surface water flooding. We would have no objection to the principle of the extensions and garage conversion, as represented by proposed plans drawing o8 dated September 2025. As drainage details have not been provided and the impermeable footprint is increasing, we would recommend the condition below:*

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing. The above details shall be approved in writing by the LPA. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10."

Officer comment: It would not be reasonable to condition further drainage information if this householder application were to be approved, given the limited scale of the development and that it would be built on an existing hard surface.

Ecology: The application site is in an area suitable for bat roosting. However, given that the proposal does not involve modifications to the main roof of the dwelling, it would not be reasonable to request a bat survey in this instance. An informative will

be added to the decision notice stating that:

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:	19 November 2025
Earliest date for decision:	28 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19/11/25