

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252789
Site Address:	23 Fidlers Walk, Wargrave, Wokingham, RG10 8BA
Expiry Date:	13 January 2026
Site Visit Date:	20 November 2025
Proposal: Householder application for the proposed erection of single-storey front extension with 2no. rooflights, garage conversion to habitable space with partial storage and two-storey side extension.	

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
22994	Single storey front extension to provide entrance lobby	Approved 01/03/85

CONSULTATION RESPONSES

Internal

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey dwelling linked by single storey garages.

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.

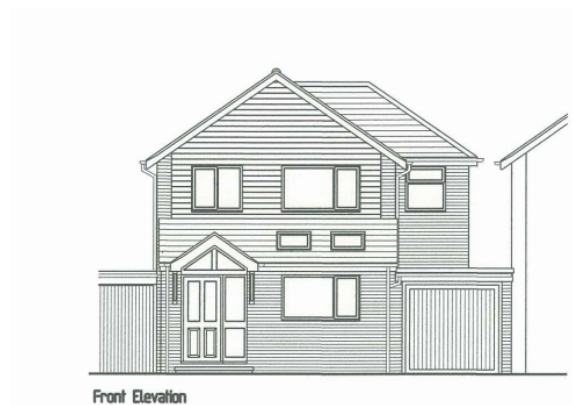
Character of the Area: The extension of the front porch would be single storey and would not project forward of the established building line, thus complying with the Borough Design Guide. Furthermore, along Fildres Walk, there are similar example such as no.19, no.21 and no.24. The proposed extension is considered to be a subservient and minor addition which would not harm the street scene.

The Borough Design Guide states that for side extensions, the primary considerations are the impact upon the street scene and local character. Side extensions should be set back by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary

The existing gap between no.23 and no.24 is approx. 2.65m at first floor level. The proposed side extension would have a width of 1.65m, which would reduce this distance to 1m. The side extension would be set back from the building line by approx. 1.10m and would line up with the rear wall. The proposed roof height would be lower and be subservient to the main roof ridge height and the proposed eaves height would tie in seamlessly with the existing eaves height.

Due to the side gap of 1m and proposed hipped roof design, the proposal would not create a terracing affect with no.24 when view from the street scene. The proposed side extension would respond positively to the host dwelling and would contribute positively to the local character of the area.

Furthermore, a similar proposal has previously been approved at 19 Fidlers Walk (162209- figure on left). It's clear the proposal has taken design inspiration from no.19 and therefore would not look out of place in the street scene.



Therefore, given the considerations above the proposal would not have a negative impact upon the character of the area.

The proposed materials will match the existing materials, thus no harm.

Neighbouring Amenity:

Overlooking: The rooflights above the extended kitchen would not result in harmful overlooking.

The first-floor window to the front as part of the side extension would serve as a toilet/shower room, thus non-habitable room and the window would be obscured glazed, thus no overlooking concerns.

A first-floor rear window would also be added as part of the side extension for the extended bedroom 1. Most rear gardens in residential estates are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the new window as part of side extension and it's oblique angle/view of no.24 rear garden. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The minimum back to flank separation distance is 12m, the separation distance between the rear of no.23 and the flank of 15 Dun Nock Way is over 25m, thus complying with the BDG.

Loss of Light: The proposed extension must be assessed for its effect on the neighbouring property's solar panels, mounted on 24 Fidlers Walk. A daylight/sunlight report has been submitted.

Section 4 of the BRE guidelines provides best practice for solar energy, with sections 4.3 to 4.5 specifically relating to photovoltaics. Section 4.5 – General Considerations provides more detail on the assessment methodology and criteria for acceptable reductions in sunlight. From the outset, paragraph 4.5.1 gives the following overview:

“Where a proposed development of any type is near to an existing solar installation or

a building designed to make use of solar radiation, it is good practice to try to minimise any loss of that solar radiation. However, when locating solar collectors (especially where these form part of the façade) the possibility of future development blocking solar radiation should be anticipated. Solar collectors should stand well back from the southern boundary of the site unless no future development is likely to take place there. It is neither reasonable nor prudent to have a low-level solar collector very close to a southern boundary and expect future development to stand well back from it.”

No.24 is located east of the proposed works. The Annual Probable Sunlight Hours (APSH) results show that of the 16 individual panels tested, all 16 adhere to the BRE guidelines. The results show there will be no reduction in sunlight to the centre point of the panel with the proposed works in place. The BRE guidelines highlight that a reduction in sunlight can occur, when comparing the existing and proposed conditions, of up to 10%, without there being a need for more detailed analyses of the solar radiation effects. Therefore, as there is no change at all in the APSH levels, either for the annual sunlight hours or the winter sunlight hours, there will be no material effect.

It is therefore evident that the efficiency of the solar panels will not be affected by the proposed works.



Google Street View image from street level



Bing aerial photograph of the roof configuration

The assessments have been undertaken in line with the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022).

The assessments to 24 Fidlers Walk have demonstrated that there will be no material effect on the sunlight to the solar panels, ensuring accordance with the BRE guidelines.

It is concluded that the proposed extension to 23 Fidlers Walk meets the expectations set out in the BRE guidelines, ensuring acceptable sunlight levels to the neighbouring solar panels.

Due to the subservient nature of the side extension, not projecting ahead of the front or rear building line, the proposal would not result in harmful loss of light. No.24 does

not have any first-floor side windows, thus no concern.

Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: Whilst part of the garage is lost, no bedrooms have been added and the dwelling would still have 3 parking space for a 3 bedroom, as shown site/block plan, thus complying with WBC's adopted parking standards after development.

Ecology: The Preliminary Roost Assessment (report ref: R3035_PRA_a) states:

6.1.6 Overall, the survey evidence indicates that the house is unlikely to support roosting bats.

6.2 Assessment of Impacts and Recommendations

6.2.1 The development proposals seek consent for a single-storey front extension, garage conversion and first floor side extension (refer to proposed plans in **Appendix 4**). The proposals will not impact the single minor gap behind the soffit box on the rear elevation that was considered to have low suitability for roosting bats and all other features were considered to have negligible suitability on closer inspection with only the lead flashing on the front porch being directly impacted by the proposals. The survey findings demonstrate that these proposals are highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.

6.2.2 In the unlikely event that bats are encountered during the course of the work, the work will stop immediately and a licensed ecologist will advise how works should proceed; this may require a EPSML to permit the work to continue lawfully.

Therefore, the proposal would not have adverse ecological impacts.

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:	9 January 2026
Earliest date for decision:	9 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	9 January 2026

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 TurbineAviation
1	All works exceeding 150 metres (492.1 feet)	YES YES
2	All works exceeding 90 metres (295.3 feet)	YES YES

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

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	UX350 Infrastructure Team	Ecology Officer, Green
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2	Bat survey required for planning applications that involve roof modification or demolition.	UX351 Infrastructure Team	Ecology Officer, Green
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3	Bat survey required for planning applications that involve roof modification or demolition.	UY350 Infrastructure Team	Ecology Officer, Green
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4	Bat survey required for planning applications that involve roof modification or demolition.	UY351 Infrastructure Team	Ecology Officer, Green
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Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green Consult NatureSpace for Major developments only
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050&es=&location=480601,176993%20(IRZ%20polygon%20centre)
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Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
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1 Potentially Contaminated Land Consultation Zone 1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019 Wargrave-Twyford Arable Chalk Lowlands
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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
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1	Wargrave CP	0 m
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