

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                      |                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                           | 250416                                             |
| <b>Site Address:</b>                                                                                                                                                                                                                                 | 25 King Street Lane, Winnersh, Wokingham, RG41 5AX |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                  | 21 April 2025                                      |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                              | 5 March 2025                                       |
| <b>Proposal:</b> Householder application for the proposed loft conversion into habitable accommodation, including the addition of front and rear dormers and raising of the roof. Plus, the installation of roof lights and changes to fenestration. |                                                    |

### **PLANNING CONSTRAINTS/STATUS**

Contaminated Land Consultation Zone  
Local Authorities  
Bat Roost Habitat Suitability  
Borough Parishes  
Scale and Location of Development Proposals  
Borough Wards  
Landscape Character Assessment Area  
SSSI Impact Risk Zones  
JCEB Mineral Safeguarding Areas

### **PLANNING POLICY**

|                             |                                                                                                                                                                  |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                            |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals                                   |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC09 – Development and Flood Risk<br>TB23 – Biodiversity and Development |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance                                                                                             |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                       | Decision & Date      |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 161582          | Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to the existing dwelling. | Approve –<br>20/7/16 |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Highways – No objection

|                            |
|----------------------------|
| WBC Ecology – No objection |
| <b>External</b>            |
| None                       |

| <b>REPRESENTATIONS</b> |                                                                                        |
|------------------------|----------------------------------------------------------------------------------------|
| Parish/Town Council    | Woodley TC – Objection around the rear dormers causing a loss of privacy to neighbours |
| Ward Member(s)         | No comments received                                                                   |
| Neighbours             | 1 Objection received regarding loss of privacy                                         |

| <b>APPRAISAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p><b>Site Description:</b></p> <p>This application relates to a detached bungalow in a dense, established residential area. The dwellings in the area are of varying styles, with many bungalows, chalets and two-storey dwellings.</p> <p><b>Procedural:</b></p> <p>Revised plans were submitted on 25/4/25 which brought the development back from the rear wall of the existing dwelling. These revisions reduced neighbouring impact to a non-harmful level and this report is in light of that.</p> <p><b>Principle of Development:</b></p> <p>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.</p> <p>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.</p> <p><b>Character of the Area:</b></p> <p>Core Strategy Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. 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 Borough Design Guide (BDG) promotes good design through the development process and elaborates on policies in the Core Strategy.</p> |

The raising of the roof and loft conversion would increase the height of the dwelling by approximately 1.1 metres. The works would not alter the footprint of the dwelling and would not result in a wider dwelling as viewed from the front. The raised roof would consist of a half-hipped roof design. This would limit the perceived height increase and increased mass of the new roof. Whilst the BDG advises against the raising of ridge lines, the proposal is consistent with local context and is itself not considered to cause any harm.

The roof would contain three pitched roof dormers to the front and two to the rear. This roof design and these features are appropriate in context to other houses along King Street Lane and as such do not cause any harm to the character or appearance of the area.

The proposal therefore complies with Core Strategy policies CP1 & CP3 along with the BDG.

### **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. The BDG stipulates that a minimum back-to-flank distance of 12m should be provided on new developments to maintain privacy and limit the sense of enclosure.

#### *Overlooking:*

Properties along King Street Lane are arranged in a conventional side-side relationship. In such arrangements, a certain degree of overlooking into rear gardens from upper floors is expected and commensurate with the character of many urban areas. The rear facing dormer windows would allow views over neighbouring gardens. This is not unusual or inherently harmful. Importantly the views attainable would not be uncharacteristic, and equally attainable from upper floors of nearby properties, namely 31 to 37 to the south (inclusive) and 22, 28 & 30 opposite.

Regarding the neighbours to the rear, the separation distance between the rear wall of the application site and the flank wall of 'The Junipers' is approximately 13.5 metres, which exceeds the minimum distance of 12 metres for rear wall to flank wall set out in the Borough design guide. Notwithstanding, there are no first-floor side windows on 'The Junipers'. Hence it is not considered that there will be a negative impact on neighbouring privacy from this development.

#### *Loss of Light and Overbearing:*

The impact of the raised roof on neighbours would be largely mitigated by its hipped form, meaning it would slope away from the adjacent boundaries, minimising as much as possible any loss of light towards each neighbour.

With regards to number 27, there is a reasonable separation distance of approximately 2.4 metres between the flank walls of the two properties, mitigating any harmful impact of overbearing.

Number 23 is again set approximately 4.45 metres away from the host dwelling. This reduces any harmful overbearing impact. The outbuildings in the garden of number 23 is considered to screen much of the development, and the main garden area of 23 is also well away from the development site, further mitigating any impact.

Therefore, the impact neighbouring amenity is deemed to be acceptable in this instance.

#### **Highway Access and Parking Provision:**

The WBC Highways officer has reviewed this application and raised no objection. The current parking provision is sufficient to meet the needs of the development.

#### **Ecology:**

The WBC Highways officer has reviewed this application and has no objection. The survey methodology and effort is satisfactory.

#### **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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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.

| <b>RECOMMENDATION</b>              |               |
|------------------------------------|---------------|
| <b>Conditions agreed:</b>          | No            |
| <b>Recommendation:</b>             | Approved      |
| <b>Date:</b>                       | 29/4/25       |
| <b>Earliest date for decision:</b> | 17 March 2025 |

|                                                               |                 |
|---------------------------------------------------------------|-----------------|
| <b>Recommendation<br/>agreed by:<br/>(Authorised Officer)</b> | <i>BJC</i>      |
| <b>Date:</b>                                                  | <b>01.05.25</b> |