

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 26 January 2026

Application Number: 252800

Location: 39 Elk Path, Three Mile Cross, Wokingham, RG7 1WE

Proposal: Householder application for the proposed loft conversion featuring dormer with 3no. windows, plus the insertion of 1no. rooflight.

Recommendation: Refused

Reasons

1. The proposed development would have an unacceptable impact on the amenities of the residents at No.38 Elk Path due to the close proximity of the dormer windows to the shared boundary, creating a perceived and actual risk of overlooking, resulting in a loss of privacy for adjoining occupiers. Consequently, the proposal fails to comply with Core Strategy Policy CP3, the Borough Design Guide SPD, and the National Planning Policy Framework (NPPF).

Informatives

1. This decision is in respect of the drawings and plans numbered (02_1) & (03), received by the Local Planning Authority on 14/11/2025 & 28/11/2025.
2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

JMM

Recommendation and conditions/reasons agreed:

Date: 15 January 2026

REMEMBER - The earliest date for a decision on this application is: **22 December 2025**