

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250218
Site Address:	31 Dashers Close, Crowthorne, Wokingham, RG45 6GX
Expiry Date:	27 March 2025
Site Visit Date:	11 March 2025
Proposal: Householder application for the proposed erection of a rear dormer plus changes to fenestration to include installation of roof lights. (part retrospective)	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
140590	Proposed erection of 116 dwellings with associated access, highway works, drainage works (SUDS), open space and landscaping including provision of Suitable Alternative Natural Greenspace (SANG).	Approved: March 2016

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Wokingham Without Parish Council	No objection
Ward Member(s)	No comments received

Neighbours	Two letters received objecting to the development on the following grounds: - Impact on Privacy / Overlooking - Noise and Disturbance - Visual Impact and Design Issues - Structural and Party Wall Considerations - Structural Overhang and Scaffolding Concerns - Overshadowing and Light Impact - Absence of a Method Statement
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APPRAISAL

Context: The application site is situated within a residential area of Crowthorne. This application seeks planning permission for the conversion of the existing loft, facilitated through the installation of 3no. rooflights to the front elevation of the dwelling and the erection of a dormer extension to the rear.

The development was initially said to be retrospective, however, following a site inspection carried out on 11 March 2025, it is clear that only limited works have taken place thus far. It appears that the dormer has been marked out in size on the roofslope in timber batons only. It is not clear whether this is a material operation and development commenced. As such, the description of development has been updated to reference its part-retrospective nature, however the 3 year condition will be applied to any approval.

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: Despite being located to the rear of the host dwelling, views of the dormer extension would still be possible from wider vantagepoints, such as Swords Drive. Nonetheless, the dormer feature complies with the Borough Design Guide in that it would be set back from the sides of the roof, as well as set down from the ridge of the building. Overall, it is considered that the extension would appear as a modest and

sympathetic addition to the existing dwelling, complying with Policies CP1 & CP3 of the Core Strategy.

The other component of this development, being the installation of 3no. rooflights to the front elevation of the property, are minor alterations that would have limited bearing on the appearance of existing built form. As such, the LPA raise no objection to their inclusion.

Neighbouring Amenity:

Overlooking: The application site is located within a relatively new housing estate, where any concerns on overlooking grounds are heightened due to the compact form of development. Notwithstanding, in this site-specific circumstance, the outlook from the proposed dormer extension would only provide oblique views of the neighbouring rear gardens, with no direct overlooking resulting from the development.

Loss of Light & Overbearing: Due to the modest scale of the enlargement, it would not give rise to any unacceptable loss of light or overbearing impact to adjacent sites.

Representations

As summarised above, neighbouring residents have raised an objection to the development on a number of grounds. Those issues raised that have not already been discussed at this stage are set out and addressed below:

Noise: Concerns have been raised regarding the potential for additional noise following the development. The converted loft would facilitate an additional bedroom and ensuite. This is a typical function of a residential dwelling, and the level of noise generated from this room and the associated activities would not adversely impact the amenities of the nearby residents

Party Wall Considerations: Further concern has been raised by a resident as to proximity of the proposed works to the shared boundary with No.29, and the impact on the party wall. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, it should be noted that the granting of planning permission does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Absence of Method Statement: A neighbouring resident has requested a comprehensive method statement outlining how and when the works will be conducted. This is akin to a construction method statement, which is not ordinarily requested for an application of this type, nor for a development of this nature, owing to its limited scale. As such, it is not considered reasonable in this instance to request such a document, nor does the lack of such impact the determination of the application.

Highway Access and Parking Provision: The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the council's parking standards. The existing level of parking will be retained, and this is considered acceptable to serve the development.

Conclusion: For all the above, the proposal is acceptable, and the application is 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, 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.

RECOMMENDATION	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	17 March 2025
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Earliest date for decision:	21 February 2025
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Recommendation agreed by: (Authorised Officer)	
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JMM

Date:	17 March 2025
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