

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242722
Site Address:	Rogate, Heath Ride, Finchampstead, Wokingham, RG40 3QE
Expiry Date:	6 March 2025
Site Visit Date:	20 February 2025
Proposal: Householder application for the proposed single storey rear extension, conversion of the garage and loft, and the insertion of 2 no. roof lights and 3 no. dormers.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Location (Finchampstead North)
Landscape Character Assessment Area
PRoW Within WB Consultation Zone

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
060473	Proposed single storey rear extension to dwelling to form conservatory.	Permitted Development 22/09/2006

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions. *Officer comments: This will be assessed within the main report below.*

WBC Ecology – No comments received

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey rear extension to provide a kitchen and dining room, following demolition of the existing conservatory. The conversion of the existing loft space to provide additional habitable accommodation, this would be facilitated by the erection of 2 no. pitched roof dormers and 2 no. rooflights to the front elevation and 1 no. flat roof dormer to the rear elevation. Plus, conversion of the existing garage and associated changes to fenestration.

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:

Rear Extension

The proposed single storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as this element of the proposal is set approximately 3.2 metres from the boundaries with neighbouring properties. Additionally, the rear extension is of a proportionate scale and has an unimposing design. As this element of the proposal would not be visible from the public realm, it is deemed that it would have an acceptable impact on the appearance of the dwelling and wider area.

Loft Conversion

The proposed loft conversion would be facilitated through the insertion of 2 no. pitched roof dormers and 2 no. rooflights to the front elevation, and 1 no. flat roof dormer to the rear elevation. All the dormers are positioned within the main roof, they are set back from the eaves line and side of the roof, and they would not exceed the height of the ridgeline of the existing roof. This ensures that the dormers would appear as subservient features of the main roof. The ridge height of the roof is not being increased to facilitate the loft conversion and therefore it is not deemed that the proposed loft conversion would harm the character of the area.

Garage Conversion

The proposed garage conversion will see the garage door being replaced with windows that will match the existing windows of the dwelling, additionally the bricks used will match those of the existing dwelling. It is not deemed that the conversion of the garage and the associated fenestration changes would harm the character of the area.

Neighbouring Amenity:

Rear Extension

The proposed single storey rear extension would extend 3.3 metres from the rear of the dwelling and would be single storey in nature. A window is proposed on the side of the rear extension, but given the single storey nature, there would be no overlooking impacts. In terms of overbearing and loss of light, the rear extension is set approximately 3.2 metres from the boundaries with neighbouring properties and therefore it is not deemed that the extension would introduce any overbearing impacts or cause a loss of light.

Loft Conversion

The proposed dormers are contained within the main roof and therefore it is not deemed that they would introduce any overbearing impacts or cause a loss of light to neighbouring dwellings. Additionally, the ridge height is not being increased, and this further demonstrates that the conversion of the loft space would not impact neighbouring properties in terms of overbearing and loss of light. With regards to overlooking, two Juliet balconies are proposed on the rear elevation. However, as these are not balconies that can be stepped out on to, it is deemed that they would have the same outlook as a rear facing window. Therefore, there are no concerns on neighbouring amenity grounds relating to overlooking.

Garage Conversion

The proposed garage conversion will see the garage door being replaced with a window. The window faces down the existing driveway and not towards neighbouring properties, therefore no overlooking concerns are raised. It is not deemed that the conversion of the garage poses any harm to neighbouring amenities.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

WBC Highways:

The Council's Highway officer has no objection to the proposed level of parking. However, they have suggested a condition requiring alternative cycle storage to be

provided on site as a result of the loss of the existing garage. During the site visit carried out on 20/02/2025, it was clear that there was already suitable space for cycle storage both in the rear garden and to the side of the dwelling. Therefore, the request for a condition requiring further cycle storage to be provided is onerous and unreasonable request. Accordingly, the condition is not recommended.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB7

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Date: 5 March 2025

Earliest date for decision: 4 February 2025

Recommendation agreed by:
(Authorised Officer)



Date: 06/03/25