

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261762
Site Address:	2 Carina Drive, Wokingham, RG40 1EF
Expiry Date:	22 September 2026
Site Visit Date:	29 July 2026
Proposal: Householder application for the proposed loft conversion with the addition of three front dormers and rooflights to the side elevation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham
Bat Habitat Suitability Model

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) August 2026 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 Major Development Location – Wokingham CP20 – Strategic Development Location – North Wokingham
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document North Wokingham SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
250740	Householder application for proposed loft conversion and installation of 2No. dormers to create habitable accommodation, along with roof lights and changes to fenestration.	Refused 10 th June 2025

CONSULTATION RESPONSES

Internal
WBC Ecology Newts – No objection

WBC Ecology – No comment
External
N/A

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

APPRAISAL
Site Description: A two-storey detached dwelling with a detached garage in the Strategic Development Location of North Wokingham. A previous application (ref. 250740) for a loft conversion with two dormers was refused because the dormers' size, siting, design and visibility from the public realm would harm the appearance of the dwelling and the character of the surrounding area. Subsequent pre-application advice (ref. 252865) indicated that two smaller pitched-roof dormers and a Velux-style rooflight on the front elevation may be acceptable. 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. Proposal: The proposed three front dormers would have vertical cladding and tiles to the pitch roof to match existing. Each dormer would measure approximately 1.9m in width, 2.1m in depth and 2.4m in height. They would be set back approximately 0.8m from the principal elevation, set down from the main roof by 0.4m and set in from the main roof edge on either side by 1.5m. There would be 3 no. roof lights to the southwest (side elevation). The proposed loft conversion would provide 2 no. additional bedrooms and an ensuite. Character of the Area: Core Strategy 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.

The street scene is a row of detached dwellings on a recently built residential development. The application site is accessed via a shared driveway and occupies a corner plot at the far end of the cul-de-sac. The other 3no. detached properties in the immediate street scene are of a similar age and varying designs. The property overlooks vegetation and trees. A public footpath extends along the side of the house and adjacent to the balancing pond. There are no examples of other two-storey properties with front-facing dormer windows in the immediate vicinity of the application site.

The Borough Design Guide advises that loft conversions and dormer windows should remain below the existing ridge line and be set back from the eaves and roof edges. The three proposed front dormers would be set back approximately 0.8m from the eaves, 0.4m below the ridge and 1.5m from each side of the roof. Their even spacing would create a balanced composition that remains subservient to the main dwelling. Unlike the previously refused scheme, the proposed dormers are reduced in scale, incorporate pitched roofs and are set in from the roof edges, eaves and ridge. As such, they would appear more subordinate to the host dwelling and would not result in the visual prominence previously identified under application ref. 250740. The property's position at the end of the shared drive, together with trees to the north, would limit public views, although the dormers would remain visible from the public footpath to the west. Overall, the proposal would not harm the character of the area.

Therefore, the proposal would comply with Policies CP1 and CP3 of the Core Strategy.

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.

Overlooking: Policy R15 of the BDG states that design features to minimise any harm caused by perceptions of loss of privacy. The front dormers would principally overlook the public realm and properties located across Carina Drive at typical separation distances, whilst the side rooflights would serve views towards the side boundary and surrounding vegetation.

Loss of Light: Policy R18 of the BDG states that new development should have no impact on levels of daylight in the habitable rooms of adjoining properties. Given that the proposal is confined within the existing roof slope and would not project towards neighbouring dwellings to any significant degree, it would not materially affect daylight levels to neighbouring habitable room windows.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. The proposed dormer extensions would be set in from the sides of the main roof, set down from the roof ridge and set back from the eaves line. Therefore, they would appear inferior to the main dwelling and would not cause harm

by being visually overbearing to neighbouring occupants.

Overall, the proposal would comply with CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The proposal will increase the number of habitable rooms from 8 to 10. All existing driveway and garage parking spaces will be retained. The proposal would require three parking spaces within the site in accordance with the Council's Parking Standards. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The retainment of existing driveway parking can meet the council's parking requirements, which will be acceptable. No adverse impacts on cycle storage provision would be expected.

Ecology Bats: The Ecology Officer raises no objection to the proposal. Nevertheless, the following Informative will be added to the Decision Notice:

Informative

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Ecology Newts: The Ecology Officer raises no objection and has commented: *"The proposed development is unlikely to have an impact on great crested newts and/or their habitats. However, the development falls within the red Impact Risk Zone identified by the district licence mapping. Accordingly, the following informative is recommended:*

Informative

Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence".

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.

Planning Balance/Conclusion: Having regard to the Development Plan and all other material considerations, the proposal would represent an acceptable form of residential development that would preserve the character and appearance of the

dwelling and surrounding area, would not result in unacceptable harm to neighbouring amenity, parking provision or ecology, and would comply with Policies CP1, CP3, CP7, CC07 and TB23 of the Development Plan. Planning permission is therefore 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 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:	Yes
Recommendation:	Approve
Date:	17 September 2026
Earliest date for decision:	19 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18/09/26