

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250928
Site Address:	15 Hurst Road, Twyford, Wokingham, RG10 0AG
Expiry Date:	25 June 2025
Site Visit Date:	04/06/2025
Proposal: Householder application for the proposed loft conversion, rear dormer extension, front Velux windows and raising of the roof ridge line.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
Green Routes and Riverside Paths Consultation Zone
JCEB Mineral Safeguarding Areas

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB07 – Internal Space Standards TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Twyford Neighbourhood Plan National Planning Policy Guidance (NPPG)

PLANNING HISTORY

Application No.	Description	Decision & Date
-----------------	-------------	-----------------

222720	Householder application for the proposed single storey front / side extension.	Approved 10/11/2022	–
--------	--	------------------------	---

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No response received
WBC Ecology – No response received

External

N/A

REPRESENTATIONS

Parish/Town Council	Objection received by Twyford Parish Council on grounds of harm to the character and appearance of the street scene and overbearing impact to adjoining occupiers.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site is located on a corner plot, between Hurst Road and Byron Road. The site is host to a single dwelling of mock Tudor design with parking afforded to the rear, access from Byron Road.

The local area sports a variety of vernacular, from mock Tudor such as the application site, to red brick and render. Thus, there is no 'fixed' design within the locale, however, the building line along Hurst Road is relatively uniform.

The proposal seeks planning permission to raise the roof of the existing dwelling and provide 1no. sloping flat roof dormer to the rear and 3no. velux roof lights to the front elevation.

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.

Character of the Area:

Policy CP1 of the Core Strategy requires development to maintain and enhance the high quality of the environment.

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.

The proposal would result in the host dwelling sitting higher in scale than adjoining occupiers, by circa 1 metre furthermore amending the existing barn-hip style edge on the right hand elevation (south).

At current, no. 15 and 17 Hurst Road have matching barn-hip ends, creating a positive appearance in the street scene. However, since their original design No.17 has been notably altered which reduces any remaining perceived symmetry between dwellings.

The dwellings along Hurst Road, whilst uniform in building line, are not uniform in terms of their height, with changes in land levels and design influencing a varied townscape (particularly across Byron Road between No.15 and No.17). Thus, the proposal would result in a ridge height similar to No.17 which in itself would not be detrimentally harmful to the character and appearance of the area.

The proposed 3no. velux roof lights would be visible from the street scene, and whilst not necessarily positive character features in their context and to some degree alien, would not significantly harm the character of the area, nor warrant refusal of the application.

Turning to the proposed rear dormer of c2 metre projection, this would not be visible from Hurst Road, however, clear views would be afforded from Byron Road. Alike to the roof lights, it is not necessary a positive character feature, however, differently, it is not alien along Byron Road with numerous examples noted. Whilst all applications are determined on their own merits, the existing built form does, at least in part alter the wider character of the area insofar as to include the presence of existing dormers. Thus, the proposed dormer would not significantly impact the character and appearance of the area.

Finally, with respect to materials, the proposed dormer and roof alteration will use matching tiles and fenestration. To the front of the dwelling, the velux roof lights proposed will be of the MK06 variety (vertical opening). A condition has been appended to secure these details.

Neighbouring Amenity:

Overlooking:

The proposal is located on a corner plot and thus features a back-to-side relationship with the bungalow to the rear known as 'Yorklond'. The Wokingham Borough Design Guide SPD requires a separation distance of 15 metres for this relationship where the proposal is above 3 storeys. The proposal is compliant with the Borough Design Guide in this respect.

Loss of Light:

Considering the dormer's location on the existing roof form, with no additional projection away from the built footprint, any marginally increased overshadowing would fall on the blank south (side) elevation of the adjoining neighbour which to a large degree reflects the existing situation. There is no objection with respect to loss of light.

Overbearing:

Concerns have been raised by Twyford Parish Council with respect to potential overbearing harms caused by the raising of the roof and erection of dormer.

Whilst the proposed development would sit taller in height than adjoining occupiers (particularly no.13), this would not be visible or appreciable from any habitable room. The only potential receptor of any perception of overbearing would be from the garden of no.13, though given the dormer's limited scale and protrusion at c5.6 metres x c2.5 metres this is not considered to fundamentally change the existing relationship between occupiers, not introduce additional overbearing harm.

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 councils parking standards. The existing access and level of parking will be retained and this is considered acceptable to serve the development.

Amenity Space:

The proposal would not result in the loss of any amenity space, and thus no objection is raised on this basis.

Ecology:

The site is located within an area of potential bat suitability as per WBC's internal GIS mapping.

The application is accompanied by a preliminary roost assessment prepared by Arbtec, which identified negligible potential for bats roosting given the limited suitable features within the dwelling as existing. Whilst in line with the submitted survey report, harm to bats is unlikely to arise from the proposal, an informative has been appended to the decision notice to make the applicant aware that any harm to bats is a criminal offense.

Conclusion:

The proposed raising of the roof, addition of 1no. dormer and 3no. velux roof lights is acceptable and recommended for approval subject to conditions.

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	
-----------------------	--

Conditions agreed:	Not required
---------------------------	--------------

Recommendation:	Approval
------------------------	----------

Date:	18 June 2025
--------------	--------------

Earliest date for decision:	23 May 2025
------------------------------------	-------------

Recommendation agreed by: (Authorised Officer)	
---	--

MC

Date:	19.06.2025
--------------	-------------------