

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250686
Site Address:	74 Oak Avenue, Wokingham, RG40 1LJ
Expiry Date:	19 May 2025
Site Visit Date:	7 April 2025
Proposal: Householder application for the proposed loft conversion into habitable accommodation, including the installation of a rear dormer and the installation of roof lights.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Scale and Location of Development Proposals – Countryside
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Public Open Space
Strategic Development Location - North Wokingham SDL
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas

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 CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY -

None relevant

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
External
None

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

APPRAISAL
Site Description: The application site consists of a two storey, detached property located on Oak Avenue, part of the North Wokingham Strategic Development Location (SDL) site. The dwelling is in an established residential area with the northern end of the road characterised by detached properties that are similar in design and appearance. The application site is also located in designated Countryside. 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: The new dormer would be set down from the main ridge and would be set in from the eaves of the host property. The proposal is clearly subservient to the host property and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area thereby complying with Core Strategy Policy CP3 and guidance contained within the Council's Borough Design Guide. Despite the application site's location within North Wokingham Strategic Development Location (SDL), assessment of this proposal against Core Strategy policy CP11 is also required given the site's Countryside designation. In this respect, the proposals is a modest residential extension that does not result in inappropriate increases in the scale, form or footprint of the original building, in compliance with CP11.

Neighbouring Amenity:*Overlooking:*

The proposed side dormer window serving the landing/hallway and the Velux windows serving a dressing room and a study on the North-East elevation would offer views of the neighbouring side windows and views of the neighbouring rear garden. To ensure no negative overlooking impacts arise, the windows will be obscurely glazed and non-opening below 1.7 metres, this is secured by a condition.

Loss of Light and overbearing:

As the external works are limited to a small dormer located within the eaves of the existing dwelling, there are no concerns regarding overbearing or loss of light.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections, the existing parking provision is suitable to serve the proposed 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.

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:	No
Recommendation:	Approve
Date:	13/5/25
Earliest date for decision:	14 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/05/25

