

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241940
Site Address:	65 Collins Drive, Earley, Wokingham, RG6 5AE
Expiry Date:	26 September 2024
Site Visit Date:	11 September 2024
Proposal: Householder application for the proposed installation of a dormer and rooflights to facilitate conversion of the loft to habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Landscape Character Assessment Area

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council have raised objection to this application as the windows to the proposed dormer will be overlooking the garden of the adjoining property.
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	<i>Officer comments: This will be assessed within the main report.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Proposed Works:

This application seeks permission for the proposed conversion of the loft space to create additional habitable accommodation facilitated by the insertion of 1 no. dormer and 5 no. rooflights. The loft conversion would allow space for two additional bedrooms and a bathroom.

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 proposed rooflights are appropriate for a residential dwelling and it is not deemed that these would impact the character of the area. The proposed dormer is located on the western side elevation at the rear of the dwelling, and it would not be visible from the street scene. Additionally, the dormer is positioned within the main roof, it is set back from the eaves line and the side of the roof, and it does not exceed the height of the ridgeline of the existing roof. This ensures that the dormer appears as a subservient feature of the main roof and demonstrates that the loft conversion poses no harm to the character of the area.

Neighbouring Amenity:

The proposed dormer is contained within the main roof and therefore it is not deemed that this would cause any significant loss of light or overbearing impact. However, the two windows on the western side elevation of the dormer face directly into the garden of the neighbouring property no. 63. To avoid the issue of overlooking and any privacy concerns, a condition is recommended to ensure that the dormer windows are obscure glazed and non-opening below a height of 1.7 metres. Whilst it is not ideal to obscure glaze bedroom windows, the bedroom will still have an outlook through the rooflights on the eastern elevation. The obscure glazing on these windows would suitably protect the amenities of neighbours in accordance with the Council's relevant planning policies.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space.

Conclusion:

For the reasons 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, CB9, CT6

Officer recommended non-standard conditions: None

Consultee recommended conditions: CF2

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	24 September 2024
Earliest date for decision:	28 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	24/09/24