

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 June 2025

Application Number: 250719

Location: 12 Farmers End, Charvil, Wokingham, RG10 9RZ

Proposal: Full application for proposed loft conversion with front and rear dormers, internal alterations and all associated works.

Recommendation: Refused

Reasons

1. The proposed development would have a detrimental impact on the character and appearance of the area by reason of the front dormer window failing to match the design, proportions and roof pitch of the existing gable roof features; and the size, scale, massing and window placement of the rear dormer window. The development is therefore contrary to policies CP1 and CP3 of the Core Strategy, Section 4 of the Borough Design Guide, Section 12 of the National Planning Policy Framework, and Section B1 of the National Design Guide.

2. The proposed development does not achieve a high standard of amenity as outlined in paragraph 135(f) of the NPPF. The separation distances between the proposed windows and neighbouring properties /gardens fall substantially short of the Council's guidance, resulting in an increased overlooking; loss of privacy and a perception of overlooking. This is compounded by the boundary configuration and layout with the neighbouring houses. Accordingly, the proposal is contrary to section 12 of the National Planning Policy Framework 2024, policies CP1 and CP3 of the Core Strategy and Principle R16 of the Borough Design Guide SPD.

3. Insufficient information has been provided for the council to determine the likely impact of the proposals upon bats, which are a protected species and material consideration in the planning process. This is contrary to Section 15 of the National Planning Policy Framework (2024), Policies CP3 and CP7 of the Core Strategy (2010), and Policy TB23 of the Adopted Managing Development Delivery Local Plan (2014).

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions

of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

2. This decision is in respect of the drawings and plans numbered B278374-3100 REV A, B278374-3200 REV A, B278374-3000 REV A and Location Plan received by the Local Planning Authority on 24/03/2025 and 03/04/2025.

Recommendation and conditions/reasons agreed: *MC*

Date: 20.06.2025

REMEMBER - The earliest date for a decision on this application is: **10 May 2025**