

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250508
Site Address:	28 Measham Way, Earley, Wokingham, RG6 4ES
Expiry Date:	2 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed erection of a first floor front extension to create habitable accommodation to include 1no. dormer window and roof lights.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Great Crested Newt Consultation Zone Minor

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
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

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	1 comment regarding the parking provision available. This will be assessed in the below officer report.

APPRAISAL

Site Description:

This application relates to a chalet style property that is adjoined on two sides to neighbours.

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:

A similar dormer window has been erected on an adjoining dwelling and the proposal would be of a similar size and design. Another dormer window was granted permission on an adjoining property in 2024 (ref: 240717). Therefore, whilst the proposal is relatively large & bulky and would create an asymmetry to the roof, in the context of the existing building, the impact would be acceptable. The new dormer would be set down from the main ridge and would be set in from the eaves of the host property.

Neighbouring Amenity:

This minor addition to the dwelling would overlook the street and therefore pose no overlooking concerns. The small size of the dormer means that no loss of light or overbearing concerns would occur.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections. The existing parking provision is suitable to suit the development including the proposed works.

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:	28/4/25
Earliest date for decision:	31 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.05.2025