

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251151
Site Address:	19 Woodward Close, Winnersh, Wokingham, RG41 5NW
Expiry Date:	28 October 2025
Site Visit Date:	13 October 2025
Proposal: Householder application for a proposed loft conversion including a large rear dormer and a small front dormer to achieve head height over the staircase, alongside installation of solar panels on the roof, with fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Major Development Location - Winnersh

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
27088	56 detached houses and garages	Approved 17 th June 1987

CONSULTATION RESPONSES

Internal
WBC Highways – No objection subject to condition WBC Ecology – No objection subject to condition
External
N/A

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

APPRAISAL
Site Description: A 1980's detached dwelling in the residential area of Winnersh. The application site has an open plan front garden that is laid to grass and a driveway for off street parking. The rear garden borders are screened by tall vegetation. 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. Proposal: Loft conversion including a large rear dormer and a small front dormer to achieve head height over the staircase, alongside installation of solar panels on the roof, with fenestration. The rear loft dormer extension with 3 no. windows would measure approximately 9.7m in length, 2.5m in height and 2.7m in depth. It would be set in from the north facing side elevation by approximately 0.85m and 1.2m from the south facing side elevation; and it would be approximately 0.8m lower than the main roof line. It would have 13 no. solar panels to the flat roof each measuring 0.75m by 1.5m. A rear window on the ground floor would be replaced with double doors. The front dormer extension would have a tiled pitch roof and a front facing window. It would measure approximately 3m in height to the top of the pitch, 2.5m in width, 3m in depth and be approximately 0.4m lower than the main roof line. The front elevation of the main roof would have 3 no. rooflights. Character of the Area: Core Strategy Policy CP3 states that planning permission will

be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a residential cul de sac of detached residential properties, similar in age, but with varying designs and architectural features. Dwellings have open plan front gardens laid to grass and a driveway for off street parking. In this case, the front dormer extension would have a lower roof line than the main roof and it would not project forward of the principal elevation. Also, it would be slightly larger than the existing front dormer window in the same location (approximately 1m wider and 0.75m taller). The 3 no. rooflights would protrude from the roof by approximately 0.15m. Therefore, the proposal when viewed from the public realm would not disrupt the rhythm of buildings and gaps between them along the street frontages and would be in line with the recommendations in the Borough Design Guide (BDG).

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The back-to-back separation distance of the rear dormer extension with no's 25 and 26 Pheasant Close would be approximately 29m which is 3m more than recommended in the BDG for second floor windows. There are no side windows in the front and rear dormer extensions. The separation distance of the front dormer with no 23 Woodward Close is approximately 25m which is 10m more than recommended in the BDG. Therefore, there would be no significant increase in overlooking.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In this case the rear dormer extension would be set back from the rear elevation of no. 20. Also, the first-floor side window of no. 20 is borrowing light from across the application site and can only be afforded limited protection. It is also south facing and will continue to receive sunlight for most of the day. Figure 1 shows that the vertical 45-degree angle test is complied with in relation to the nearest habitable room window at no. 18 Woodward Close. The front dormer extension would not cause loss of light to neighbouring properties.

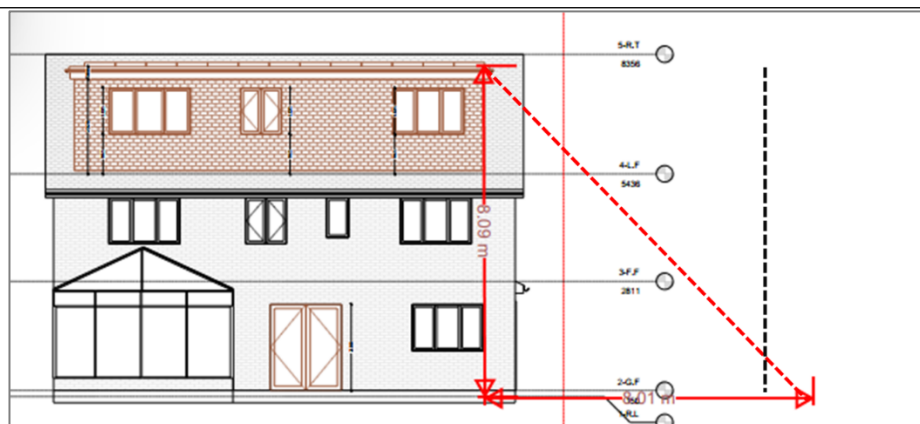


Figure 1 Vertical 45-degree angle test

Therefore, there would be no significant overshadowing because of the development.

Overbearing: The BDG provides some guidance on extensions which relate to protecting residential amenity and visual impact stating that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, although the rear dormer extension would create an elevated outlook, the separation distance with the habitable rooms at 25 and 26 Pheasant Close would be approximately 29m. Furthermore, due to the orientation of no 18, only oblique views of private space in the rear garden could be seen. Also, the rear dormer would be set back from the rear wall of number 20 and the private garden space. Therefore, the proposal would not be significantly overbearing in terms of neighbour amenity.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to condition and comments: *“The applicant proposes to increase the numbers of habitable rooms from 8 to 9. The existing driveway and garage of dimensions 5.4m x 6.1m will be retained. According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The retainment of two existing driveway parking and the existing garage can count towards 2.5 parking provisions, which is acceptable for this instance. No negative impacts on abilities for cycle storage are expected, which is acceptable.*

Recommended condition: CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING”

Ecology: The Ecology Officer raises no objection subject to condition and comments: *“The Preliminary Roost Assessment external inspection identified two areas of potential access for bats. Gaps below the soffit at the apex of the southern gable, and a missing section of plastic ridge guard at the southern end of the ridge. Approximately 350-400 small bat droppings, were observed at the southern gable end inside the roof void is consistent with the house supporting a regularly used summer day roost. The distribution of the bat droppings corresponded with the potential access point in under the soffit, along with the observation of one small bat*

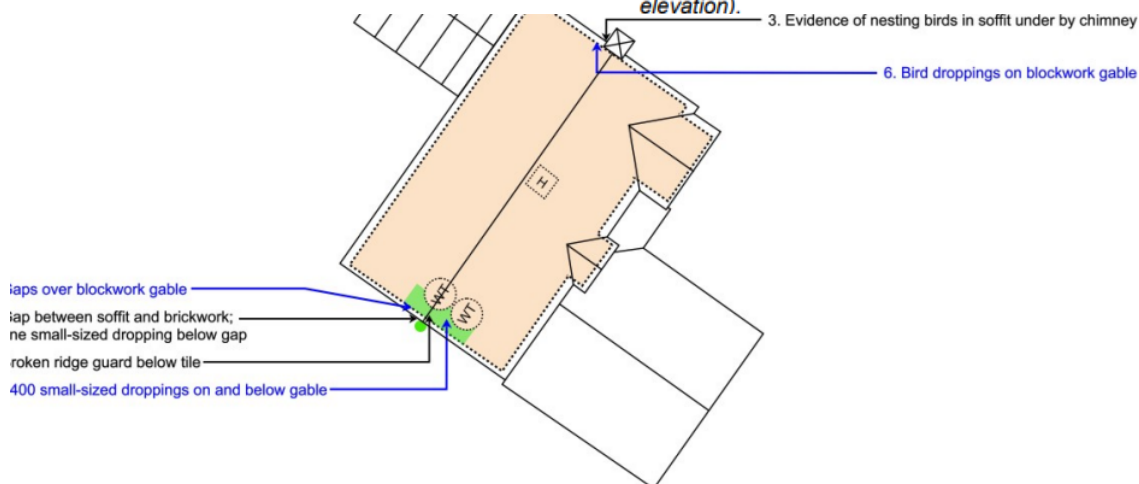
dropping externally below the soffit gap and confirms the presence of a roost. The quantity of bat droppings could be indicative of the presence of a small maternity colony but cannot be confirmed by the Ecologist at this stage. The northern gable also had gaps over the blockwork along the sides with bird droppings and evidence of nesting material visible on the internal wall. The potential roost features at the southern and northern gable apices are suitable for use by small crevice-dwelling bats, such as the locally recorded Common pipistrelle and Soprano pipistrelle. The Ecologist concludes that the gable end walls have potential to support regular use by individuals or small groups of non-breeding bats. I agree with assigning the house as having moderate potential suitability for roosting bats.



Photograph 7. Gap under soffit near apex of the gable (southern elevation).



Photograph 8. Lifted lead flashing around chimney and evidence of nesting birds at the soffit (northern elevation).



External target note Accumulation of small-sized bat droppings

Internal target note Small-sized bat dropping Chimney Roof void Loft hatch Water tank

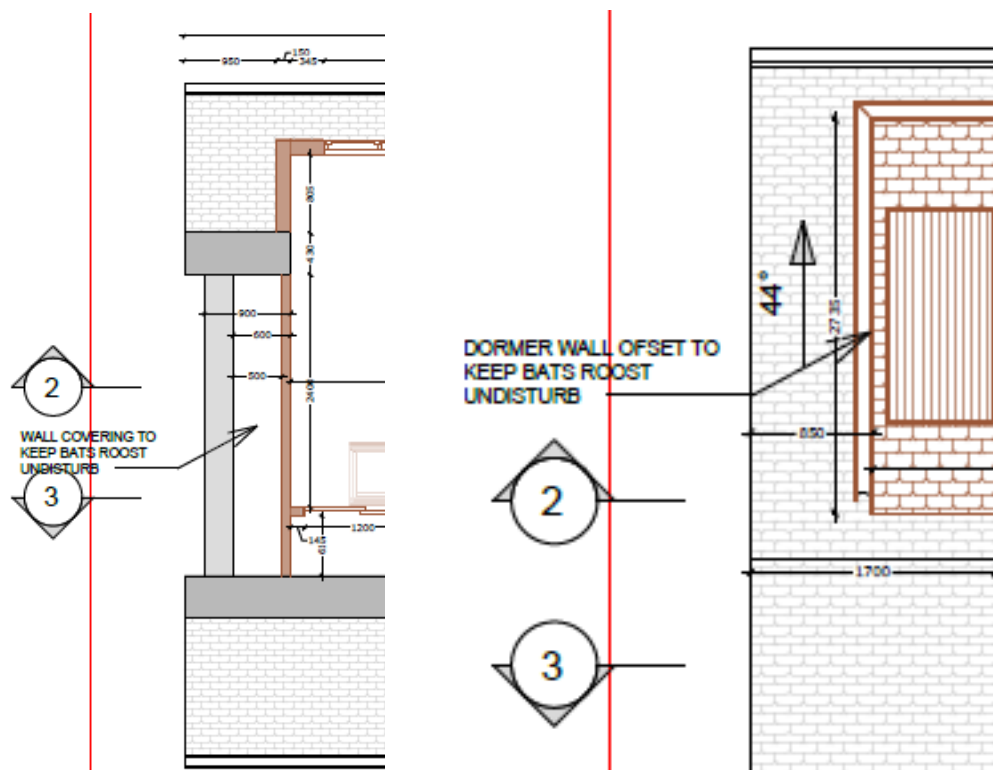
Drawn by: Date: Scale: 19 Woodward Close, Warrington

Scale: August 2025 Not to scale Preliminary Roost Assessment Plan

JOHN WENMAN ecological consultancy

I have some reservations that less than 85cm existing roof structure can be undisturbed and as the roof and soffit over the wall, that the roost in the cavity is less than 85cm from the proposed internal wall. I am concerned that more roof tiles could be disturbed in construct the dormer structure. I am however satisfied that if that the development is carried out in full accordance with proposals for the Precautionary Method of Working in section 7 of the PRA, including details of timing, constraints to the use of scaffolding, directly supervised strip by hand and internal wall construction, that the levels of disturbance are unlikely to cause any abandonment, or permanent loss or damage of a bat roost. The proposal secures that before commencement of

Provided at the Precautionary Method of Working and a closing out report are secured, there are no ecological objections to the proposed development.



Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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policy TB23.”

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	Yes
Recommendation:	Approve
Date:	10 November 2025
Earliest date for decision:	10 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10/11/25