

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251089
Site Address:	29 Arbor Lane, Winnersh, Wokingham, RG41 5JE
Expiry Date:	18 September 2025
Site Visit Date:	08/08/2025
Proposal: Householder application for the proposed garage conversion and first-floor extension with a rear dormer and alterations to fenestration.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation C2 – Mitigation of transport impacts and highway safety and design DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
971904	Proposed Single Storey Side Extension To Form Granny Annex.	Approved, 20/03/1997
190252	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 3m and the height of the eaves 2.6m	Prior Approval Approved, 21/02/2019
190552	Householder application for the proposed erection of a single storey side/rear and single storey front to form porch extensions, also single storey side/front extension, garage conversion with part pitched/flat roof to form habitable accommodation. Roof to include 11 rooflights and 1 lantern.	Approved, 04/04/2019
192446	Application for a non-material amendment to planning consent 190552 to allow Two rows of roof tiles, fenestration to existing/approved flat roof.	Refused, 27/09/2019
193101	Householder application for the proposed erection of front porch canopy, tiles to rear roof extension element and alterations to roof lanterns. (Part retrospective).	Approved, 08/01/2020

CONSULTATION RESPONSES**Internal**

None consulted.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council's Planning and Transport Committee - Raises no objection to the proposed development but highlights concerns regarding a potential change of use and unauthorised work already underway. The Committee stresses that any change of use must follow the proper planning process and urges Wokingham Borough Council to ensure compliance with planning regulations and take enforcement action if necessary. <u>Officer comment:</u> <i>This application relates to a householder proposal to facilitate residential accommodation. Based on the Case Officer's site visit, there is no evidence to suggest a change of use to a</i>
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	<i>children's home or that any unauthorised construction works have taken place. Appropriate enforcement action will be taken should any such matters arise.</i>
Ward Member(s)	No comments received
Neighbours	513 Reading Road, RG41 5HL – 'The applicant has already had one application for a change of use to a children's home turned down. But he is carrying on with his building work despite having no current planning permission to do so. As previously stated, we fear a loss of privacy when we use our upstairs bathrooms, and also believe the parking available is far from adequate for the proposed new use of the building.' <u>Officer comment:</u> <i>This application relates to a householder proposal to facilitate residential accommodation. Based on the Case Officer's site visit, there is no evidence to suggest a change of use to a children's home or that any unauthorised construction works have taken place. Appropriate enforcement action will be taken should any such matters arise. With regard to the remaining concerns, the Case Officer refers to the 'Neighbouring Amenity' and 'Highway Access and Parking Provision' sections of this report.</i>

APPRAISAL

Site Description and Proposed Development:

The application site relates to a one and a half, detached property located in an established residential area. The surrounding area is characterised by detached houses set in discernible groupings which are distinguished by repeated house type.

It should be noted that the previously proposed erection of a detached double garage within the front driveway of the site, as originally submitted, has been omitted from the application due to its potential adverse impact on nearby protected trees. The application will be assessed accordingly.

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 proposal seeks to raise the ridge height by approximately 2.1 metres to create a new first floor, altering the roof form from hipped to gabled. This would not appear out of place within Arbor Lane, where there is a mix of one-and-a-half and two-storey dwellings. Although No. 31 Arbor Lane is single-storey, a 3 metre separation would be maintained at first-floor level, ensuring the extension does not appear over-dominant. The additional height is proportionate to the dwelling and consistent with other gable forms in the street, allowing the development to integrate comfortably without detriment to the street scene. The proposal also includes a rear dormer, which would remain clearly subservient to the host property and not visible from the public realm. Overall, the scheme would not have an adverse impact on the character of the area.

The proposal involves the removal of the existing front garage door and replacing this with a set of window's on the front elevation. The proposed windows reflect the design and proportions of the existing fenestration which would preserve the character of the existing dwelling and overall, would be a modest form of development that would not have an adverse impact upon the character of the area.

Neighbouring Amenity:

Overlooking:

The new first-floors windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

The proposal would introduce two first-floor windows on both side elevations which would either serve a non-habitable rooms or function as secondary windows. It is recommended that these windows are obscure glazed and non-opening below 1.7m in order to minimise overlooking into the rear garden and patio areas of the adjacent neighbouring properties. A condition will be attached to any approval to ensure this.

The first-floor rear windows would be positioned over 22 metres from the main living areas of neighbouring dwellings to the rear of the site. The primary outlook from these windows would be onto the far rear garden areas of the adjacent properties. As such, any potential overlooking or loss of privacy is considered minimal and not unacceptable

Loss of Light and Overbearing:

The proposed development would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light to no.31.

With regard to No. 27, the introduction of the new first-floor level would result in some reduction of sunlight and daylight to several ground-floor windows. However, it is not considered that this would give rise to an unreasonable loss of light. The affected windows would retain an approximate 3.7-metre separation from the proposed

extension, ensuring that they continue to receive adequate levels of sunlight and daylight comparable to the existing situation during parts of the day. Furthermore, the neighbouring windows are located on the side elevation, where there is typically a lower expectation of uninterrupted light compared to primary front or rear elevations. For these reasons, the degree of impact is not considered to be so significant as to warrant refusal of the application.

Overall, the proposed dwelling is suitably located not to pose any unreasonable loss of light concerns.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Landscape and Trees:

The Council's Trees and Landscape Officer had previously raised concerns that the proposed garage would have fallen within the root protection areas of two protected Oak trees, causing potential harm. As a result, the garage has been removed from the application, amended plans were received from the agent on 11/09/2025 to reflect this change. No further tree or landscape related impacts would arise from the proposed development.

Ecology:

Bats

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Preliminary Roost Assessment & Great Crested Newt Statement (John Wenman Ecological Consultancy LLP, July 2025, ref: R1558_PRA_a) found no evidence of bats during the internal and external inspections of the property and concludes that there is negligible suitability for roosting bats. As a result, no further survey to determine the presence or likely absence of roosting bats (i.e. emergence survey) is deemed necessary.

Great Crested Newt

The application site falls within an amber risk zone. It comprises a residential property with no standing water (i.e. no GCN breeding habitat) and is mainly garden, consisting of closely mown lawn and paving, which represent terrestrial habitats of negligible value to GCN.

Provided that construction works follow the avoidance measures set out in section 6.2 of the report, the risk of individual GCN being harmed during construction is considered extremely low. A suitable condition will be attached to any approval.

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:	Not required
Recommendation:	
Date:	29 August 2025
Earliest date for decision:	14 August 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.09.2025