

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252269
Site Address:	Homeleigh, Sandhills, Knowl Hill, Wokingham, RG10 9XX
Expiry Date:	3 December 2025
Site Visit Date:	27/11/2025
Proposal: Householder application for the proposed alteration of the rear roof slope to incorporate two rear-facing dormer windows with plain concrete tiled roofs and cheeks in clay facing brickwork to match the existing dwelling, together with PVC-U framed windows to match existing fenestration, and the installation of a masonry bat box to the rear elevation.	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks 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 SS5 – Development in the countryside FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

Application No.	Description	Decision & Date
062096	Proposed erection of a replacement rear 3m high boundary fence.	Refused, 17/03/2006
062592	Proposed erection of a replacement 2.5m high boundary fence.	Approved, 14/07/2006,

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections.
WBC Highways – Further information requested.
WBC Landscape and Trees – No objections.
WBC CIL – No comments received.
WBC Ecology – Further information requested.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council – No objection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a detached, one and a half storey house located in an established residential close that is characterised by detached properties that vary in style and architecture.

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 outside of development limits, where Core Strategy Policy CP11 applies. Policy CP11 states that in order to protect the separate identity of

settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The Borough Design Guide provides more detailed advice relating to development in the countryside, including a guideline figure for extensions of a total maximum increase of 50% over the volume of the original dwelling.

Although no volume calculations have been provided with this application, the proposed extensions would not introduce any new footprint and would result in a modest increase in scale and form without significantly adding to the bulk or massing of the dwelling. The scale and form of the extensions would be subservient to the main dwelling and would not constitute disproportionate additions. Consequently, the proposals would accord with policy CP11 in this regard.

Character of the Area:

The proposal seeks to enlarge the existing single-storey dwelling by extending the roof to provide additional accommodation within the roof space, incorporating four side-facing gables in place of the existing two, along with the addition of two rear-facing gable dormer window.

The creation of a dual gable roof form, while modest, results in a somewhat unconventional roof arrangement that may appear visually complex when viewed from side angles, differing from similarly designed properties such as 'Dormers' and 'High View' further along Sandhills. Nevertheless, Sandhills exhibits a varied character, with a range of roof styles and profiles. The two rear-facing gable dormer windows are modest in scale and design, and overall, the proposals would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement and would be positioned over 22 metres away from the primary function rooms of neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

The proposal would introduce a first-floor window on the east side elevation which would serve a non-habitable room. The submitted elevational drawings indicate that this window would be obscure glazed to mitigate any overlooking towards the rear amenity area of the neighbour at Briardene. A suitable condition will be attached to any approval.

Loss of Light and Overbearing:

The proposed extensions are appropriately sited and of modest proportions, not projecting significantly beyond the rear elevations of either adjacent property, and are therefore not considered to give rise to any unreasonable overbearing or loss of light impacts.

Highway Access and Parking Provision:

The proposed development would increase the number of habitable rooms from four to five. The Council's Highways Officer has reviewed this application and notes that, in accordance with the WBC Car Parking Standards, a dwelling of this scale in a Village location is required to provide two off-street parking spaces. While the site benefits from a driveway and a garage, the garage fails to meet the minimum internal dimensions required to function as a compliant parking space and therefore cannot be counted towards the provision. As a result, the site would retain only one usable off-street parking space.

Despite this shortfall, the Case Officer considers that the level of parking provision would not give rise to unacceptable highway safety, convenience, or amenity concerns. Sandhills is a small, low-traffic residential close, comprising a limited number of dwellings, many of which have fully surfaced driveways capable of accommodating their parking needs. During the site visit, the Case Officer observed that informal on-street parking typically occurs along the northern side of the road, and this takes place without causing obstruction to vehicle movement, visibility, or access.

The proposal results in only a modest intensification of the dwelling, increasing the number of habitable rooms by one. This limited uplift is unlikely to create a level of additional parking demand that would materially alter existing on-street parking patterns or place undue pressure on the highway network.

For these reasons, the parking arrangement is considered acceptable and would not result in harm to highway safety, convenience.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. The Council's Drainage Officer has reviewed the application and notes that there would be no increase in permeable areas therefore no drainage objections are raised.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Ecology:

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

The submitted Preliminary Bat Roost Assessment (by John Wenman Ecological Consultancy, July 2025, ref: R2980_PRA_a) identified bat droppings and potential

roosting features within the main dwelling that could offer access and opportunities for both void- and crevice-dwelling bats. Accordingly, the assessment recommended that a further emergence survey be undertaken to confirm or rule out bat activity, including the identification of any species, numbers, and roost types.

A subsequent Emergence Survey Report John Wenman Ecological Consultancy, September 2025, ref: R 2980_BES_a) was provided, which confirmed that proposals are unlikely to result in bat roosts being damaged or destroyed, or to bats being disturbed. The report therefore concludes that no further surveys are require, though advises the installation of an integrated bat box into new extension's western elevation. 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 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:	Not required
Recommendation:	Approval
Date:	21 November 2025
Earliest date for decision:	3 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.12.2025