

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250307
Site Address:	94 Ryeish Lane, Spencers Wood, Wokingham, RG7 1SS
Expiry Date:	6 May 2025
Site Visit Date:	26 March 2025
Proposal: Householder application for the proposed loft conversion into habitable accommodation and single storey rear extension. Plus, the installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Tree Preservation Orders

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information
WBC Landscape and Trees – No objection
WBC CIL – No comments
WBC Ecology Newts – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is located within a residential area of Spencers Wood, on a newly built housing estate. This application seeks planning permission for the erection of a single storey rear extension, and the conversion of the existing loft, facilitated through the installation of 3no. rooflights and two dormer extensions.

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 dormer features comply with the Borough Design Guide in that they would be set back from the sides of the roof, as well as set down from the ridge of the building. Overall, it is considered that the dormers would appear as modest and sympathetic additions to the exiting dwelling. Incidentally, the rooflights, being a minor alteration to the property, would have little impact on its appearance.

With regard to the single storey rear extension, the modest scale and unimposing design of the structure would ensure a seamless integration into the existing built form.

In taking a wider view of the development, the appearance of the dormer extensions would mirror those present at the neighbouring, semi-detached pair of dwellings, Nos. 90 & 92, thus contributing to the cohesive appearance of the street scene.

In summary, it is considered that the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The outlook from the converted loft would provide oblique views of neighbouring sites, however, this is typical of a suburban location and would not result in direct overlooking.

Given the modest scale of the enlargements and their separation from adjoining sites, there would be no unacceptable loss of light or overbearing impact experienced by neighbouring residents.

Highway Access and Parking Provision: Despite concerns raised by the Highways Officer, the LPA are satisfied that the existing parking provision is acceptable to serve the additional number of habitable rooms proposed.

Landscape and Trees: It can be seen from aerial images that the third party TPO oak, which was historically located in close proximity to the rear of the site, is no longer in place. There are other third-party trees in the vicinity of the rear extension, however, these are immature specimens and would not be directly impacted by the scheme. Accordingly, no objection has been raised by the Landscape & Trees Officer.

Ecology: Following consultation, Nature Space are satisfied with the supplied Great Crested Newt Statement (Atrio Architecture, March 2025). The proposed development is highly unlikely to impact great crested newts due to its modest scale, the fact it would not affect suitable habitat, as well as distance to the nearest pond. An informative has been included to advise the applicant what measures to take if great crested newts are encountered during the construction phase.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for 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:	Approve
Date:	9 April 2025
Earliest date for decision:	1 April 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	10 April 2025