

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 March 2026
Application Number: 260167
Location: 39 Elk Path, Three Mile Cross, Wokingham, RG7 1WE
Proposal: Householder application for proposed loft conversion and erection of 1.no side dormer.
Recommendation: Refused

Reasons

1. By reason of its excessive width and height, and discordant design with a blank façade, the proposed dormer would appear overly dominant and visually intrusive, resulting in an incongruous and top-heavy addition to the existing roof form. The development would therefore cause significant harm to the character and appearance of the host dwelling and the wider street scene, particularly given its prominent and highly visible position. The proposal is therefore contrary to Core Strategy Policies CP1 & CP3, the National Planning Policy Framework, and the advice contained within the Borough Design Guide SPD.

Informatives

1. This decision is in respect of the drawings and plans numbered (02_1) & (03), received by the Local Planning Authority on 23/01/2026.

HMM

Recommendation and conditions/reasons agreed:

Date: 9 March 2026

REMEMBER - The earliest date for a decision on this application is: **17 February 2026**