

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260172
Site Address:	365 Wokingham Road, Earley, Wokingham, RG6 7EH
Expiry Date:	31 March 2026
Site Visit Date:	23 March 2026
Proposal: Householder application for proposed erection of 1no. rear dormer and 2no. front dormers with a velux roof light to facilitate loft conversion (Retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location –
Earley
Green Route

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

No Relevant Planning History

CONSULTATION RESPONSES

Internal
N/A
External
N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received
Neighbours	One comment received that the drawings suggest a maximum bedroom height of roughly 2.1m, that provides insufficient head space for habitable rooms. <i>Officer comment: Compliance with Building Regulations is a separate process to planning. There is no planning policy requirement for Householder applications to demonstrate a minimum roof height for habitable space.</i>

APPRAISAL

Site Description: A semi-detached bungalow located on a green route in Earley. The front garden is laid to hardstanding and there is no front boundary enclosure. The separation distance with the highway is approximately 5.7m. Building works have commenced to construct 2 no. dormer extensions as shown in Figure 1 below. The rear garden is approximately 27m long and at the far end the canopy of TPO 1326/2010 overhangs from the neighbouring garden. The property benefits from a strip of land abutting the east boundary of no. 367 that provides 1 no. parking space.



Figure 1 365 Wokingham Road. Image taken 23rd March 2026 showing front dormer extensions under construction.

Planning Enforcement History

RFS/2025/090967: Building works to the roof and insertion of dormer windows without planning permission. Outcome: Works comply with Schedule 2, Part 1, Class B of the General Permitted Development Order 2015. No breach and case closed.

RFS/2026/091069: Dormer windows erected in the principal/front elevation without planning permission. Outcome: valid planning application submitted and case closed.

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 (Retrospective): The erection of 1no. rear dormer and 2no. front dormers with a velux roof light to facilitate loft conversion.

The 2no. front dormer extensions have a gable roof, are in line with the main roof, set in by approximately 1.3m and set back by approximately 1m. Each dormer measures approximately 1.8m to the top of the pitch roof, 1.5m in width, and 2.4m in depth. One dormer window will serve a shower room and the other will serve a dual aspect bedroom. There would be a small velux roof light measuring approximately 0.7m in width and 0.8m in length in the centre of the front roof elevation.

The rear dormer has a flat roof in line with the main roof, is set in by approximately 0.2m and set back by approximately 0.3m. It measures approximately 2.2m in height, 8m in width and 2.9m in depth. It will have 3 no. windows serving 2 no. bedrooms and a landing.

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 the A329 Road in Earley which is a green route. Residential properties are semidetached bungalows and detached and semi-detached houses of varying design and ages. The building line of the street is linear but there is no consistency regarding roof heights. Commercial premises adjoin the application site. In this case, the front dormer extensions would be set in by approximately 1.3m and set back by approximately 1m. The ridge tile of the gable roof is in line with the existing roof, and each dormer has a modest width of 1.5m. The small velux roof light would not create an unbalanced appearance. Therefore, the development is not overly prominent in the street scene and will not harm the character of the area.

Overall, the proposal complies with CP1 and CP3 of the Core Strategy.

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.

The rear dormer extension would not have side facing windows and would be set back from the rear walls of the immediate neighbours at no. 363 and 367 Wokingham Road. Also, the back-to-back separation distance with no. 8 Henley Wood Road is

approximately 40m. The back to back separation distance with 1 Goddard Close would be approximately 20m but this property is at an oblique angle the rear dormer would not directly face the rear elevation of this property. Therefore, there will be no significant additional overlooking or loss of light in relation to neighbour amenity.

The flat roof is in line with the main roof, set in by approximately 0.2m and set back by approximately 0.3m. It measures approximately 2.2m in height and will not have an overbearing impact given that neighbouring occupants will have access to adequate private space.

Overall, the proposal will comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling. In this case, the development will provide 5 no. bedrooms, and 3 no. parking spaces are shown on the site plan which is acceptable.

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:	30 March 2026
Earliest date for decision:	16 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	30.03.2026