

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251649
Site Address:	10 Arbor Lane, Winnersh, Wokingham, RG41 5JA
Expiry Date:	16 September 2025
Site Visit Date:	28 August 2025
Proposal: Householder application for the proposed single storey front, two storey side and rear extension, with loft conversion to create habitable space, facilitates by a hip to gable enlargement and dormer extension, and changes 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
091722	Application for a certificate of lawfulness for the erection of a detached garage.	Approved: August 2009

CONSULTATION RESPONSES

Internal
None
External
None

REPRESENTATIONS

Winnersh Parish Council	No observations
Ward Member(s)	No comments received

Neighbours	Two objection letters received from the occupants of the adjoining property (No.8), which state the following: - The development would reduce the amount of light for the neighbouring dwelling, thus having a negative impact upon the amenities of the residents. - The development would result in a sense of enclosure for the neighbouring property, thus impacting upon the well-being of its occupants. - The current proposal is visually overbearing and out of keeping with the surrounding properties. - The development could lead to a build-up of damp and mould at the neighbouring dwelling. Two other letters received from local residents. One letter is in support of the proposal, while the other requests that the first floor and second floor side windows are top hung and incorporate obscure glazing.
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APPRAISAL

Context: The application site is located within a residential setting of Winnersh. This application seeks planning permission for the erection of a single storey front extension, a two-storey side and rear extension, a hip to gable extension of the existing roof, plus the addition of a rear facing dormer. Other minor alterations comprise changes to fenestration and external materials.

It should be noted at the stage that amended plans for the proposal were received on 04/09/2025, which have seen alterations to the second-floor component of the development. More specifically, these relate to the relocation of the dormer extension and a reduction in its size. These plans were requested by the LPA following visual concerns associated with the extension haphazardly protruding above the ridge of the side extension. As these changes do not materially alter the nature of the application, re-consultation was not deemed necessary by the LPA.

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 single storey front extension would be a modest and unimposing addition to the host property. It would match the depth of the adjacent front extension at No.8, thus preventing any potential concerns relating to a breach of building line that can often be associated with enlargements to principal elevations.

The conversion of the loft would be facilitated by a hip to gable enlargement, with the inclusion of a dormer to the rear. Within different context, such a development on one half of a semi-detached pair of dwellings would often be discouraged for the unbalancing effect it may have. However, in this instance, the proposal simply seeks to recreate the development at the adjoining dwelling, thus mitigating any concerns with the change of roof form. Furthermore, although many of the dwellings in the section of Arbor Lane have retained their hipped roof form, there have been several other large-scale enlargements and alterations that have contributed to a modest level of architectural diversity amongst the surrounding houses. Overall, the hip to gable enlargement would not result in the loss of cohesion between the dwelling and its semi-detached counterpart, but would instead restore the balance that was lost following the development of the neighbouring property.

The proposed dormer extension would have a flat roof and would comply with the Borough Design Guide (BDG) in that it would be set back from the sides of the roof, as well as set down from the ridge height of the host dwelling. It would be situated to the rear of the dwelling and therefore have limited impact on wider character. Whilst a box-style dormer is not desirable, this is not an out of place design, and is found in many residential areas in the borough, particularly to the rear elevations as permitted development.

The two-storey side extension would extend approximately 1.5 metres from the existing side elevation. Whilst its slender nature against the built form of the host dwelling would appear slightly disproportionate, ultimately its notable set back from the front elevation of the property and lower ridge height ensures this element of the proposal would appear subservient to the original property and is compliant with the BDG in this respect.

The rear component of the side/rear extension consists of a large gable addition. Despite adding notable mass, the extension would not have a significant street presence. There would be limited views of this component of the development available from the public footpath running parallel to the front boundary of the site, however, there would be negligible impact on the wider character of the area.

When taking a view of the development as a whole, it is considered that whilst the proposal would notably increase the scale of the dwelling, overall, it would create a greater level of cohesion between the semi-detached pair, thus improving the visual amenity of the street scene. This is due to the intention of mirroring the development that took place at the adjoining dwelling, which has led to a discordant relationship between the two properties at present. This positive aspect of the application ensures compliance with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The increase of mass proposed towards the rear of the existing property is noted, and therefore a detailed assessment has been carried out, ensuring the amenities of neighbouring properties are not adversely impacted by the development.

Overlooking

It is accepted that the proposed development comprises additional fenestration to the rear that would give rise to a wider outlook than currently possible from the application dwelling. Nonetheless, these windows, with emphasis on the rear facing dormer window, would still only provide oblique views of neighbouring sites and would not result in direct overlooking.

There are also 2no. side facing windows proposed, with both of which having unobstructed views to the flank elevation of No.12. The first-floor window serves a non-habitable room and thus does not constitute any concerns on overlooking grounds. Alternatively, the second-floor window serves a bedroom, however, this window has been shown on the proposed plans to be top hung and incorporate obscure glazing. This would sufficiently mitigate any privacy concerns of the neighbouring resident and would form a condition of approval.

Loss of Light

The primary concern raised through the objection letter submitted by the adjoining occupants relates to the potential loss of light to No.8 as a result of the development. The objectors refer specifically to the impact upon three ground floor skylights. It should be noted that the fenestration in question serve a non-habitable room and are also secondary sources of light to that room. Accordingly, they are not afforded considerable weight in an assessment of amenity, especially considering the room would receive direct sunlight from large, bi-fold doors.

Notwithstanding the above, there remains other windows that serve the neighbouring property which require careful consideration. There is no doubt that the proximate first floor, rear facing window of the neighbouring property would be obstructed by the proposed rear extension, with a reduction in natural light a subsequent effect. However, this window serves a bathroom and as such there would be insufficient justification to withhold planning permission on this basis. More emphasis is placed on the impact to the second-floor window at the neighbouring property, which serves a bedroom. In this regard however, it is clear that the proposed scheme has been carefully designed to reduce impact upon the adjacent property, primarily through compliance with the 45-degree test for loss of light. This demonstrates how the rear extension would not be in breach and therefore sufficiently mitigates concern regarding loss of light to the neighbouring property.

Overbearing

Despite the notable increase in mass to the rear, the proposed extension would not protrude beyond the rear development at No.8. As such, there would be no enclosure of the neighbouring sites amenity space and accordingly would not result in an overbearing impact.

Ecology: An emergence survey bat report has been submitted with the application. This appropriately demonstrates that no bats were observed to have used features

throughout the property for roosting or feeding and no further surveys or mitigation would be required. An informative has been included to advise the applicants on the appropriate steps to take if bats were to be encountered prior to or during the development.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended.

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 September 2025
Earliest date for decision:	5 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	9 September 2025

PLANNING CONSTRAINTS/STATUS

Major Development Location of Winnersh

Bat Roost Habitat