

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251961
Site Address:	57 Western Avenue, Woodley, Wokingham, RG5 3BL
Expiry Date:	11 November 2025
Site Visit Date:	25 September 2025
Proposal: Householder application for the proposed addition of a first floor dormer extension.	

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 CC02 – Development Limits CC04 – Sustainable Design and Construction TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	NA
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
161216	Householder application for the proposed erection of a single storey rear/ side extension; changes in fenestration and insertion of a ramp to the front of the dwelling.	Approved 30/06/2019

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection.
WBC Highways – No objection.

WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a detached, two-storey chalet-style bungalow located on a corner plot on the northern side of Western Avenue, Woodley. The road boasts a range of property types including large, detached properties and chalet-style bungalows. The immediate area surrounding the application site comprises chalet bungalows that would originally have been uniform in appearance, however, over time, many of the properties have undergone alterations and extensions in a variety of styles and forms.

Typical materials along the road include brick, render, hung tiles and timber cladding.

Proposal:

This application seeks approval for the erection of a flat roof dormer in the eastern elevation of the main roof. The dormer would be finished with hung tiles to match the existing flat roof dormer.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update:

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The host dwelling already boasts a flat roof dormer in the eastern elevation of the main roof to serve a bedroom. The proposed dormer would also be located on the eastern pitch of the main roof and would serve a bathroom. As existing, the bathroom has one

casement window in the rear elevation, however, due to the bathroom being contained within the main roof, there is limited head height. This application seeks to erect a dormer to increase the head height within the room.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed dormer would have a flat roof form and would measure approximately 2.54m in width and 2.29m in height. Page 57 of the BDG states that 'Dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof'. The proposed dormer would comply with this guidance and would represent a subservient addition to the main house. The BDG also states that 'Dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions'. The proposed height of the dormer would align with the height of the existing dormer which is also located on the eastern side of the main roof, and would be finished with hung tiles to match the existing dormer which is acceptable.

The dimensions and finish of the proposed dormer would unify with the existing dormer window as well as being similar to other flat roof dormer windows that have also been constructed on other chalet-style bungalows within close proximity. Examples include nos. 61, 63, 65 and 69, which evidence that flat roof dormers are already an established architectural feature found along the road; thus, the proposal would not result in any detrimental impact to the character of the host dwelling or street scene.

Neighbouring Amenity:

Overlooking:

The proposed dormer would have a flat roof form and would be positioned on the eastern elevation of the pitched main roof. Due to the corner plot position of the site, the dormer would be positioned in front of the building line of adjoining neighbour; no. 59 Western Avenue and would provide views onto the parking area of the adjoining property. Page 56 of the BDG states that 'The side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours'. Therefore, to mitigate any potential harmful overlooking impacts, it will be conditioned that the dormer window is obscurely glazed and limiting in opening height to protect the amenity of the occupants at no. 59 Western Avenue.

Loss of Light & Overbearing:

Page 57 of the BDG states that 'Loft conversions and dormer windows should not project above the existing ridge line'. The proposed dormer would comply with this guidance by being set down approximately 1.5m from the main ridge, as well as being set in from the side. In addition, the dormer would be positioned approximately 4m from the shared boundary with no. 59. Therefore, by virtue of the separation distances, position and form of the proposed dormer, there would be no detrimental over shadowing or overbearing impact that would be generated to neighbouring properties.

Highway Access and Parking Provision:

The proposed development would not alter the total number of habitable rooms. The council's Highways officer was consulted and raised no objection to the proposal.

Flooding and Drainage:

The council's Drainage officer was consulted on the application and raised no objection to the development.

Ecology:

Bats are protected by law and thus take a priority within planning. As the site is located in an area suitable for bat roosts, a Preliminary Roost Assessment (Bass Ecology, May 2025) was submitted to support the application. The ecologist confirmed that an internal and external loft inspection was carried out, and no bats were found. It will however, be necessary to apply a bat informative that should any bats or evidence of bats be found prior to or during the development, all works must stop and an ecological consultant contacted for further advice before works can proceed.

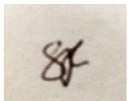
Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance, subject to conditions.

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:	Approve
Date:	29 October 2025
Earliest date for decision:	15 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10.11.25

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Landscape Character Assessment 2019 - Woodley-Earley Settled and Farmed Clay

Bulmershe & Coronation Ward

Woodley Parish