

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250682
Site Address:	7 Old Mill Court, Twyford, Wokingham, RG10 9AF
Expiry Date:	11 July 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for the proposed loft conversion into habitable accommodation, with installation of a roof light, dormer window and removal of chimney.	

PLANNING CONSTRAINTS/STATUS

Conservation Area
Bat Roost Habitat Suitability
Scale and Location of Development Proposals

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 CC07 – Parking TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
213259	Householder application for the proposed erection of a single storey side extension with 3 no. roof lights, changes to fenestration and conversion of garage to create habitable space, following demolition of existing conservatory.	Approved: November 2021
970531	Proposed Single Storey Side Extension To Dwelling To Form Conservatory	Approved: May 1997

CONSULTATION RESPONSES

Internal
WBC Highways – Request further information WBC Built Heritage Officer – No comments WBC CIL – No comments WBC Ecology – Request further information
External
None

REPRESENTATIONS	
Twyford Parish Council	Request that the neighbours' comments are taken into consideration.
Ward Member(s)	No comments received.
Neighbours	One letter received from a neighbouring resident objecting to the application on the grounds that the development would overlook neighbouring sites, thereby infringing upon residents' privacy. <i>(Officer note: an assessment on these grounds has been made in the Neighbouring Amenity section of this report).</i>

APPRAISAL
This application seeks planning permission for the conversion of the existing loft, facilitated through a hip to gable enlargement and the installation of a rear facing 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 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: As stated above, the proposal seeks to convert the existing loft space. This would be facilitated by a hip to gable enlargement, with the inclusion of a dormer to the rear. It is acknowledged that the resultant roof form may appear somewhat out of character within the surrounding area of Old Mill Court, which is a 1990s housing development, largely characterised by terraced properties with hipped roofs. Notwithstanding, the application dwelling is located in the northeastern corner of this wider development, with much less presence than the other dwellings that form the cul-de-sac. Furthermore, although many of the properties within Old Mill Court 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, particularly the construction of first floor extensions, plus personalization through the use of different building materials and finishes. Accordingly, whilst it is accepted that the hip to gable enlargement would result in the loss of cohesion between the dwelling and its terraced counterparts, on balance, this is not considered to be sufficient justification to withhold planning permission in this site-specific circumstance.

The proposed dormer extension would have a small, hipped roof and would comply with the Borough Design Guide 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 1no. rooflight to the front elevation of the application dwelling would be a modest alteration, with little impact on the character of the property.

Overall, the proposed development would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: As set out above, a neighbouring resident has raised concern that the proposed development would impact upon their privacy, by way of providing a direct outlook to their plot. Whilst the LPA acknowledge that the dormer window would give rise to a wider outlook to the rear of the property than existing fenestration, it is not considered that this would result in any direct overlooking. The dormer extension would only provide oblique views of neighbouring sites rear gardens, and this is a typical suburban arrangement.

Loss of Light & Overbearing: Given the relatively modest scale of the proposed enlargement, there are no concerns on loss of light or overbearing grounds.

Heritage: The site is located adjacent to, but not within, the Twyford Conservation Area. Having initially reviewed the application, the Heritage Officer did not feel it prudent to issue a formal response to the proposed scheme, on the basis it would not impact upon the appearance of the Conservation Area.

Highway Access and Parking Provision: The Highways Officer has requested a revised plan which formally marks out three parking spaces within the boundaries of the application site. It is clear that there is adequate onsite parking provision for the size of the proposed dwelling, such that the request for an additional plan is not needed in this instance.

Ecology: A PRA was initially carried out which concluded that an Emergence Survey would need to be carried out to determine if the dwelling was supporting any roosting bats. This further survey concluded that no bats were observed to have used features throughout for roosting or feeding and no further surveys or mitigation would be required.

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:	4 July 2025
Earliest date for decision:	10 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	4 July 2025