

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251000
Site Address:	30 Knossington Close, Earley, Wokingham, RG6 4EU
Expiry Date:	24 June 2025
Site Visit Date:	16 June 2025
Proposal: Householder application for the proposed alterations to the front to include the erection of a dormer to facilitate a new bedroom within the existing roof space.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to erect a pitched roof dormer to the front elevation.

This application is somewhat similar to the recently refused application ref: 240445 (44 Ratby Close). Like this live application, application 240445 proposed a dormer to the front elevation of the dwelling, which is of a similar design to the host dwelling for this application. However, the dormer proposed as part of this live application is not as bulky and does not appear to dominate the front elevation in the same way that the dormer did for application 240445, and this is evident when the dormers are measured. The dormer as part of this application has a height of 3.15m and a width 3.4m, and the dormer for application 240445 had a height of 3.65m and a width of 4.1m. Additionally, the dormer proposed as part of this application has a hipped roof, whereas the dormer proposed under application 240445 had a flush gable end.

With the above being said, it should be noted that each application is considered on its own merits against relevant planning policy and other material considerations at the point of determination.

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:

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 Council's Borough Design Guide (Pg. 57) 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. Dormers should relate to the design

of the existing building in terms of roof form, materials, positioning and window proportions”.

Whilst the proposed dormer matches the existing ridge height of the dwelling, it is set back from the eaves line by 0.3 metres, set 1 metre from the boundary with no. 29, and 0.6 metres to the side of the roof. This ensures that the dormer appears as a subservient feature of the roof, and it does not dominate the front elevation by virtue of its bulk, mass and design. In this instance, it is therefore deemed that the proposed dormer would have an acceptable impact on the character of the area and therefore the proposal complies with policies 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 proposed dormer appears as a subservient feature of the roof, and as such it raises no concerns on neighbouring amenity terms through overbearing or loss of light. With regards to overlooking, the dwelling is set back approximately 12 metres from the road, and therefore the proposed front dormer raises no concern with regards to overlooking. It is therefore considered that the proposed dormer would have no impact on neighbouring amenities, and it therefore complies with policy CP3 of the Core Strategy.

Residential Amenity Space:

The proposals would not reduce the size nor adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	18 June 2025
Earliest date for decision:	20 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18/06/25