

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252900
Site Address:	372 Reading Road, Winnersh, Wokingham, RG41 5EJ
Expiry Date:	21 January 2026
Site Visit Date:	19 January 2026
Proposal: Householder application for the proposed raising of the roof ridge, erection of 2no dormer to rear elevation to facilitate loft conversion to create habitable accommodation along with changes to fenestration including roof lights.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal
WBC Digital Solutions Scanning- No Comments Received WBC CIL- No Comments Received

WBC Ecology-No Comments Received
External
None Consulted

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

APPRAISAL
Site Description: This application site relates to a detached bungalow located in the predominantly residential area of Winnersh, Wokingham. The site is located next to a commercial workshop Edmunds Tyres. From the site location, it is noted that, to enter the workshop (that is located to the rear) the same access to 372 Reading Road will be used. However, the proposed development will not have any adverse impact on access provision due to the nature of the proposal, and a condition will be implemented to ensure that works are carried out within the boundary line. Proposal: This application poses the raising of the roof ridge, followed by the erection of 2No dormers to the rear elevation to facilitate a loft conversion to create habitable accommodation, along with changes to fenestration and roof lights. The proposal will seek a redesign of the ground floor by converting two of the bedrooms into a kitchen/dining area with bi-folding doors and a small window to the rear elevation, followed by a part garage conversion to facilitate a storeroom. The existing shower room and part of the utility room will be removed to make room for the implementation of the stairs to create the first floor. On the first floor, this will utilise the 2No dormers that will facilitate an attic, bedroom, ensuite and landing. The proposed raising of the roof will see changes to fenestration to include four new small windows to the side and rear elevation and three rooflights. 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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

372 Reading Road comprises of a detached residential bungalow, situated in Winnersh, Wokingham. The site is surrounded by a mixture of residential and commercial properties, that all vary in architectural design, character and appearance.

The proposed raising of the roof to facilitate a loft conversion and 2No dormers will see raising of the ridge height by approximately 1.48m which is in line with the Borough Design Guide as other properties are substantially taller than the application site. Furthermore, this is in keeping with the original design of the dwelling and the proposed 2No dormers are positioned within the main roof and are set back from the eaves line and the side of the roof. This ensures that the two dormers are a subservient feature of the rear elevation. The proposed alterations to the roof will utilise matching materials to the existing, which causes no visual impact to the character of the area or harm to the public realm.

Neighbouring Amenity: Regarding neighbouring amenity, the proposed raising of the roof would have no adverse effect on adjacent neighbours in terms of overlooking, loss of light and overbearing as the roof is being raised by approximately 1.48m. and there are no residential developments that are positioned either side of the development. Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

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:	20 January 2026
Earliest date for decision:	17 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.01.2026