

PLANNING REF : 252161
PROPERTY ADDRESS : stephen.newton@wokingham.gov.uk
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SUBMITTED BY : Councillor Stephen Newton
DATE SUBMITTED : 05/10/2025

COMMENTS:

If the officer is minded to approve this application I am asking for it to be referred to the Planning Committee for consideration.

This is a significant expansion of the original property. That in itself is not a issue, but there are a few things that are out of keeping and go against the Borough Design Guide:

1. Roof - the proposed change from a sloping hip end roof to a vertical gable roof is out of character with the area and be a very unfortunate precedent. Page 57 of the Borough Design Guide states that this sort of change is unacceptable
2. Parking - with a 5 bedroom property, having 4 car parking spaces may be appropriate if the occupants are sharing vehicles, but the plan necessitates the removal of greenery to create the additional parking. This goes against Policy CP3(f) and Policy TB06 a) iv.
3. Overlooking - The proposed rear dormer windows are not set back (as required under Permitted Development) and will provide clear line of sight over the wall into neighbouring properties.
4. Loss of Light - It appears that the proposed extension will severely limit the light into the neighbouring property but this has not been adequately addressed in the application.

The application should be rejected as presented, but if approved it should be amended and have conditions to comply with CP3, TB06 and the Borough Design Guide as a minimum.