

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251334
Site Address:	4 Rowan Close, Wokingham, RG41 4BH
Expiry Date:	19 August 2025
Site Visit Date:	21 July 2025
Proposal: Householder application for the proposed erection of single storey porch extension, hardstanding drive, conversion of garage, dormer conversion (front elevation) and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Wokingham.

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 CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
091521	Application for a certificate of lawful proposed use for the erection of a single storey rear extension.	Approve 8 th September 2009

CONSULTATION RESPONSES

Internal

Ecology – No Objection subject to Informative
WBC Highways – No Objection
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A 1970's detached house in the residential area of Woosehill in Wokingham. The dwelling is located at the end of a cul de sac and adjacent to Countryside that is screened from view by a tall hedge and vegetation. It has an open plan front garden with a grassed area and hardstanding.

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.

Proposal: The erection of single storey porch extension, hardstanding drive, conversion of garage, dormer conversion (front elevation) and changes to fenestration.

The front extension would have a sloping pitch roof measuring with a maximum height of 3.5m and being approximately 2.4m to the top of the eaves. The enclosed front porch would be brought forward approximately 2m from existing and the front wall of the lounge and would be extended forward by approximately 1.5m. The porch would be set back from the front wall of the lounge extension by 0.5m and have a flat roof light in the hall. The front garden would be laid to hardstanding comprising semi porous material and measuring approximately 8m by 5.5m. The garage would be converted to a storeroom at the front with double garage doors on the front elevation. The rear of the garage would facilitate a study, measure approximately 3.5m in

length, have a roof light and window in the east facing side elevation. The dormer conversion to the first-floor front bedroom would measure approximately 2.5m in width, 2m in depth and 2m in height and have a window on the front elevation.

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 street scene is a residential cul de sac comprising detached dwellings of a similar age and a variety of designs. Properties have open plan front gardens with grassed areas and driveways for off street parking. In this case, the proposal to bring forward the wall to the front ground floor by approximately 1.5m would not interrupt the rhythm of buildings and gaps between them along the street because the site is at the far end of the cul de sac and is set back from the front wall of the garage. Furthermore, the front extension would be partially screened from the public realm by the side wall of the garage when approaching from the road. In addition, there are other examples of front first floor dormer window extensions at no. 2 and no. 7 Rowan Close. Therefore, the proposal would not cause significant harm to the character of the area.

Overall, the proposal would comply with 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.

In this case, the additional window to the side elevation of the garage would not overlook a habitable window on the ground floor of no, 3 Rowan Close. There are no concerns relating overlooking, loss of light or overbearing in relation to neighbouring occupiers.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and comments: *"The total numbers of habitable rooms will remain unchanged. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The existing driveway will not be affected, but the applicant proposes to provide additional hardstanding in the front garden for parking. Each parking*

space shall have minimum dimensions of 5.0m x 2.5m. Despite it is expected that there will be no additional demand for car parking and no reduction in parking provisions, so that the additional parking space is not essential, the proposed additional parking spaces are welcomed. The proposed store is suitable for cycle storage, which is acceptable."

Ecology: The Ecology Officer has confirmed that the site is identified as suitable bat roost and has requested informative I17 and I19 are in the decision notice to clarify

the legal protection to bats and the potential to disturb roosting features in the roof of the bay window and soffits and roof coverings of the porch and garage.

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:	Yes
Recommendation:	Approve
Date:	15 August 2025
Earliest date for decision:	30 June 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	15/08/25