

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                  |                                                      |
|--------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>Application Number:</b>                                                                       | 243107                                               |
| <b>Site Address:</b>                                                                             | 83a Barkham Ride, Finchampstead, Wokingham, RG40 4HB |
| <b>Expiry Date:</b>                                                                              | 3 March 2025                                         |
| <b>Site Visit Date:</b>                                                                          | 20 February 2025                                     |
| <b>Proposal:</b> Householder application for the proposed rear dormer extension (retrospective). |                                                      |

### **PLANNING CONSTRAINTS/STATUS**

Scale and Location of Development Proposals – Modest Development Location (Finchampstead North)  
Landscape Character Assessment Area

### **PLANNING POLICY**

|                             |                                                                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                              |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals     |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC04 – Sustainable Design and Construction |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>Sustainable Design and Construction Supplementary Planning Document        |

### **PLANNING HISTORY**

| Application No. | Description                                                                                     | Decision & Date         |
|-----------------|-------------------------------------------------------------------------------------------------|-------------------------|
| 231329          | Application for a certificate of lawfulness for the proposed extension to existing rear dormer. | Withdrawn<br>17/07/2023 |
| 231942          | Householder application for the proposed extension to the existing rear dormer.                 | Approved<br>03/10/2023  |

### **CONSULTATION RESPONSES**

|                                                            |
|------------------------------------------------------------|
| <b>Internal</b>                                            |
| WBC Drainage – No objection<br>WBC Highways – No objection |
| <b>External</b>                                            |
| None                                                       |

## REPRESENTATIONS

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

## APPRAISAL

### Description of Development:

Planning application 231942 granted permission to extend the depth of the existing rear dormer by approximately 3.9 metres. Due to a structural error in the approved design, the dormer was increased in width by 0.9 metres when it was constructed.

This current application seeks retrospective permission for the whole extension to the dormer. This includes the extension in depth by 3.9 metres, and the increase in width by 0.9 metres from what was approved under application 231942.

### 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:

The existing rear dormer is extended in depth by 3.9 metres and in width by 0.9 metres, but the height of the dormer has not changed, and it does not exceed the height of the ridgeline of the existing dwelling. The dormer extends beyond the hipped roof slope on the rear elevation but given the appropriate size of the dormer compared to the host dwelling, it is deemed that the dormer still appears as a subservient addition. The extension to the dormer is to the rear of the property where it is only be partially visible from the public domain and the materials will match the existing dormer. Therefore, it is not deemed that the extension to the dormer would significantly impact upon the character of the area.

### Neighbouring Amenity:

The rear dormer was already existing, and the proposed extension will keep the dormer as a subservient feature of the roof. The extension to the dormer is right on the boundary with the neighbouring property no. 83, but it is in line with the neighbouring roof and does not protrude further than the neighbouring house. As such, the proposed development raises no issues on neighbouring amenity terms through overbearing or loss of light. There are no windows proposed on the side of the dormer extension and

therefore there are no concerns relating to overlooking. Overall, there are no concerns on neighbouring amenity grounds.

**Residential Amenity Space:**

The proposal would not 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.

**Conditions:**

Officer recommended standard conditions: CA5, CB7

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

**RECOMMENDATION**

|                                    |                 |
|------------------------------------|-----------------|
| <b>Recommendation:</b>             | Approve         |
| <b>Date:</b>                       | 10 March 2025   |
| <b>Earliest date for decision:</b> | 31 January 2025 |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 12/03/25                                                                            |