

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 June 2025

Application Number: 250740

Location: 2 Carina Drive, Wokingham, Wokingham, RG40 1EF

Proposal: Householder application for proposed loft conversion and installation of 2No. dormers to create habitable accommodation, along with roof lights and changes to fenestration.

Recommendation: Refused

Reasons

1. The proposal is of a convoluted design which would appear at odds with the existing roof form and would therefore detract from the character and appearance of the existing building and the immediate area, by reason of the size, siting and design of the dormer window and it's visibility to the front of the building within the public realm. This is contrary to Core Strategy policy CP1 and CP3, Section 4 of the Borough Design Guide SPD and section 12 of the NPPF.

Recommendation and conditions/reasons agreed: *MC*

Date: 10.06.2025

REMEMBER - The earliest date for a decision on this application is: **14 May 2025**