

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250172
Site Address:	Springholme, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS
Expiry Date:	18 June 2025
Site Visit Date:	19 February 2025
Proposal: Householder application for the proposed loft conversion to create habitable accommodation along with changes to fenestration to include 2no. dormers and installation of roof lights.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Green Routes and Riverside Paths
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Green Routes and Riverside Paths Consultation Zone
Historic Flooding Points Consultation Zone

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
961043	Proposed Single Storey Rear Extension To Property To Form Conservatory	Approve - 21 March 1996
42870	Front dormer extension to form two bedrooms and bathroom to form roof space	22 July 1994

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC Ecology – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a detached chalet in Three Mile Cross.

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:

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 new front and side dormers would be set down from the main ridge and would be set in from the eaves of the host property, complying with the guidance set out in the Borough Design Guide. The proposal is clearly subservient to the host property and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

Whilst the proposed rooflights are partially visible within the street scene and surrounding properties, due to the scale of the roof windows and the presence of rooflights on other properties within the vicinity of the site, it is considered that the development would preserve the character and appearance of the Conservation Area.

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.

Overlooking:

It is considered that the windows on the side elevations would have the potential to cause overlooking impacts upon neighbours. Particularly into the rear amenity space of the neighbour to the North. Hence, the rearmost dormer window will be conditioned to have obscure glazing and non-opening below 1.7 metres. Whilst this window would be a bedroom, it is not the main bedroom to the dwelling and there are 3 other bedrooms serving the house.

Loss of Light and Overbearing:

As the dormers are of modest size and set well in from the eaves and ridge of the existing roof, there are no concerns around loss of light and overbearing.

Highway Access and Parking Provision:

As the proposal would not affect the existing parking arrangement on the application site, the Council's Highways Officer has raised no objections to the proposed development

Flooding and Drainage:

No built form is proposed outside of the existing footprint of the dwelling, and therefore there is no objection from the WBC Drainage officer.

Landscape and Trees:

The proposal would have no impact on the any trees or general green landscape on site, and therefore the WBC Trees and Landscape officer has raised no objection. #

Ecology:

A Dusk Emergence Survey was carried out upon request by WBC Ecology due to the conclusion from the original Preliminary Roost Assessment. This Dusk Emergence survey concluded that the house had a low potential to host bats and that no bats emerged during the survey. Thus there is no objection to the proposal from an Ecology standpoint.

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:	No
Recommendation:	Approve
Date:	13/6/25
Earliest date for decision:	24 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.06.2025