

**The
DELEGATED OFFICER REPORT**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252058
Site Address:	41 Charwood Road, Wokingham, Wokingham, RG40 1RY
Expiry Date:	24 October 2025
Site Visit Date:	5 September 2025
Proposal: Householder application for the proposed dormer extension and new roof over the porch entrance.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
011970	Proposed single storey rear extension to dwelling to form conservatory.	Approved 29/05/2001

CONSULTATION RESPONSES	
Internal	
WBC Highways – No objection. Notes that existing dropped kerb cannot be extended because of a street light. WBC Ecology- No objection subject to conditions	
External	
N/A	

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

Neighbours	No comments received
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APPRAISAL

Site Description:

The application relates to a two storey; semi-detached dwelling located east of Wokingham within a major development location.

The dwelling has previously had a single storey rear extension to form a conservatory which was approved in 2001, no alterations have been carried out since then.

The proposal seeks to construct a dormer extension and new roof over the porch entrance.

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 the settlement limits of Wokingham, a major development location, 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:

CP1 of the Core Strategy states that the proposed external alterations comprising a dormer extension and re-roofing of the front porch should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations comprising a dormer extension and re-roofing of the front porch should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The BDG states that dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions.

The area which the property is situated in follows a relatively fixed material palette and established building line. A key feature in this area is dormer extensions and a lack of consistency in porch design.

The proposed dormer extension will measure 4.35 metres in length, 2.05 metres in width and 1.37 metres in height. Due to the presence of the existing dormer, the enlargement of this feature would not fundamentally alter the character or appearance of the dwelling, therefore complying with CP1 and CP3 of the Core Strategy. It is also noted that full width dormers are a commonality amongst surrounding houses, such that the development would not appear out of place, tying in with the established character of the area.

The BDG states that front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line. Porches (i.e. not fully enclosed extensions) should generally, project less than 2m forward of the building.

The proposed porch extension, including the pitched roof, will have an overall height of 3.54 metres. It will project 1.02 metres from the side elevation and 1.85 metres from the front elevation, with the roof spanning a width of 2.27 metres. These measurements comply with the BDG guidelines.

The proposed works, including a dormer extension and the porch dormer are modest in scale and in keeping with the established character. Due to the building being set back from the street frontage, it ensures minimal impact to parking and amenity space. Additionally, the materials are planned to match the existing such as grey composite cladding, concrete tiling and brickwork to ensure visual continuity.

As such, the proposal is considered acceptable in terms of scale, design, and materials, and is in accordance with Policy CP3 of the Core Strategy and the Wokingham Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The neighbouring property has a similar dormer extension, and this provides comparable views over the street scene. Furthermore, the existing window is essentially just being repositioned higher within the roof slope, maintaining the current outlook. As such, no concerns are raised with respect to overlooking or loss of privacy.

According to the BDG, a minimum front-to-front separation distance of 10 metres is required. The proposed development achieves a separation distance of 30.9 metres to the opposite dwelling. Given this distance, along with the orientation of the neighbouring property, overlooking is not considered an issue, and the proposal fully complies with BDG guidelines.

Loss of Light and Overbearing:

Given the limited scope of the development and the limited increase in built form, the proposal will not result in any material loss of light or overbearing impact on neighbouring properties.

Highway Access and Parking Provision:

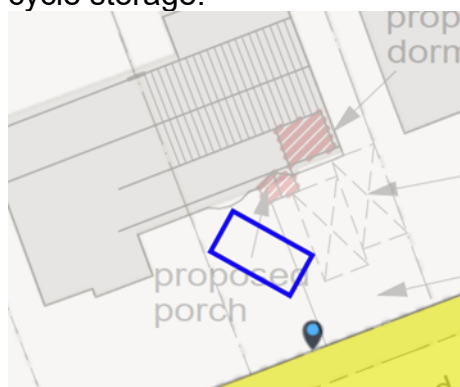
The applicant proposes to increase the number of habitable rooms from 7 to 8.

The existing driveway parking arrangements will be retained. According to Wokingham Borough Council's Car Parking Standards, a development of this scale in an urban location requires three off-street parking spaces within the red line boundary. Each parking space must have minimum dimensions of 5.0m x 2.5m.

It is noted that a street lighting column is present along the site frontage, which restricts the ability to relocate the dropped kerb to a more central position.

The Highways Authority therefore recommends that the applicant convert part of the existing front garden into hardstanding to provide an additional parking space. This should make use of the existing dropped kerb, as illustrated in the proposal or when discharging the relevant planning condition. However, if the homeowner chooses to do so now, they can park on grass. It would not be necessary to impose a condition for an additional parking space as three spaces are achievable within the scope of the plot.

Direct access to the rear garden remains available and is considered acceptable for cycle storage.

**Flooding and Drainage:**

There are no flood risk concerns. The site is located within flood zone 1 which is suitable for development and is at a low risk of surface water flooding at the front of the site. Furthermore, no additional ground connecting built form is proposed.

Therefore, minimising potential changed to existing surface water pathways.

However, roof runoff from the new dormer extension must be managed appropriately to ensure it does not increase surface water flooding risks.

Ecology:

The application site is located near an area suitable for bat roosts as per WBC's internal GIS mapping. Ecology recommends that the applicant is informed of the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981.

All species of bats receive protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations), deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England.

However, since the proposed works include only minor changes to the roof, it is unlikely that any bat roosts would be affected. As a result, the proposal is not expected to harm protected species, and no additional ecological surveys or mitigation measures are needed at this moment. However, it would be necessary to impose the consultee's recommended condition and informative in the event the scheme is approved.

Conclusion:

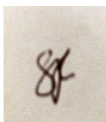
Overall, the proposal complies with the development plan. Subject to conditions, the application is recommended for approval.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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/No/Not required
Recommendation:	
Date:	6 October 2025
Earliest date for decision:	22 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22.10.25

PLANNING CONSTRAINTS/STATUS

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development