

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260161
Site Address:	565 Reading Road, Winnersh, Wokingham, RG41 5HJ
Expiry Date:	27 April 2026
Site Visit Date:	7 April 2026
Proposal: Householder application for the proposed erection of a rear dormer roof extension, with associated alterations to fenestration.	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242565	Application for submission of details to comply with the following condition of planning consent 231919 dated 20/12/2023. Condition 3 relates to submission of a flood risk assessment.	Approved: November 2024
231919	Householder application for the proposed erection of a two-storey, side extension following demolition of existing garage, single storey rear extension with roof lanterns plus changes to fenestration to include 1no. dormer to the rear.	Approved: December 2023

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Landscape and Trees – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

Winnersh Council	Parish	No observations
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL

Context: The site lies within the established residential area of Winnersh. Planning permission is sought for the erection of a dormer extension on the rear roof slope of the dwelling.

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 proposed dormer would have a flat roof and would accord with the Borough Design Guide (BDG) by being set down from the existing ridge line and set back from the eaves and the sides of the roof. Its limited scale in relation to the host roof, together with its well-proportioned design that reflects the existing dormer, would ensure it reads as a sympathetic addition that respects the form and appearance of the dwelling. Overall, the proposal would have an acceptable visual impact and would comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The outlook from the proposed dormer would not differ significantly from that currently available from the host dwelling and would not introduce any additional overlooking impacts. As such, no concerns are raised on overlooking grounds.

Loss of Light & Overbearing: Due to the modest scale of the enlargement, the proposal would not result in any loss of light or an overbearing impact, nor would it create a sense of enclosure to neighbouring properties.

Flooding and Drainage: The application site lies within Flood Zone 2. However, as the proposal comprises a first-floor addition to an existing dwelling and would not introduce any additional impermeable area or changes to surface water drainage

arrangements, the Local Flood Authority (LLFA) raises no objection in respect of flood risk or surface water drainage.

Landscape and Trees: The site lies on Reading Road, which is identified as a Green Route within Wokingham Borough. There are no protected trees (TPOs) within the site that would be affected by the proposal, and the works would not be visible from the public realm along this route. The Tree and Landscape Officer raise no objection to the application.

Ecology: Whilst Officers and WBC Ecology acknowledge that the preliminary bat roost assessment is out of date, the recent construction of the works approved under application 231919, together with the information provided through the Ecology addendum submitted as part of this application, means that further surveys are not considered necessary in this instance. The LPA are satisfied that the proposed works would not harm bats, and that the negligible potential to host roosts remains.

Notwithstanding the above, the Ecologist has recommended two conditions: one relating to biodiversity enhancements and the other relating to a biodiversity lighting scheme. Both are considered disproportionate to the scale of the development and have therefore not been pursued.

Conclusion: For all the above, the proposal is acceptable and 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:	Not required
Recommendation:	Approve
Date:	20 April 2026
Earliest date for decision:	23 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.04.2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Winnersh*
- *Bat Roost Habitat*
- *Flood Zone 2*