

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 March 2026

Application Number: 260264

Location: 26 Lockhart Drive, Wokingham, RG40 5BG

Proposal: Householder application for proposed installation of two front roof lights and erection of a rear dormer to facilitate a loft conversion.

Recommendation: Refused

Reasons

1. The proposed flat-roof rear dormer window would unacceptably overlook the rear elevations and gardens of Nos. 30 and 32 Readwin Crescent and would appear as a dominating and overbearing feature to the detriment of the occupiers' privacy and amenity. The proposal is therefore contrary to Policies CP1 and CP3 of the Core Strategy, Section R16 of the Borough Design Guide SPD, and Section 12 of the National Planning Policy Framework.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

2. This decision is in respect of the drawings and plans numbered LR_26_26LOCKHARTDRIVE_04,

LR_26_26LOCKHARTDRIVE_05, LR_26_26LOCKHARTDRIVE_06, LR_26_26LOCKHARTDRIVE_07, LR_26_26LOCKHARTDRIVE_08 received by the Local Planning Authority on 02/02/2026.

Recommendation and conditions/reasons agreed: *MC*

Date: 31.03.2026

REMEMBER - The earliest date for a decision on this application is: **31 March 2026**