

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251163
Site Address:	11 Soames Place, Wokingham, Wokingham, RG40 5AT
Expiry Date:	10 July 2025
Site Visit Date:	30 January 2023
Proposal: Householder application for the proposed insertion of 1no. front dormer and rooflights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
250937	Application for non-material amendment to planning consent 223618 to change from 2 no. front dormers to 1 no. dormer and make alterations to fenestration.	Refused: April 2025
223618	Householder application for the proposed insertion of 2 no. front dormers and rooflights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration.	Approved: February 2023

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Two letters received raising concerns that the development would impact upon the amenities of neighbouring residents <i>(Officer note: One of the objections has been withdrawn following clarity that the dormer window is situated on the front of the property, not the rear)</i>

APPRAISAL

This application seeks planning permission to convert the loft space of the existing dwelling into habitable accommodation, by virtue of inserting one dormer into the front elevation of the roof and two rooflights into the rear elevation.

The proposed scheme is an amendment to planning application 223618, approved in February 2023, with the amendment being the inclusion of one larger dormer, as opposed to the two smaller dormers previously approved.

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: As a result of their position on the rear elevation, the rooflights would have negligible street presence and pose no risk to the character of the area. On this basis, there is no objection.

The proposed dormer extension would have a pitched roof and would comply with the Borough Design Guide (BDG) in that it would be set down from the existing ridge line and set back from both the eaves line and the sides of the roof. Although being highly visible from the street scene, the dormers' limited scale relative to the size of the main roof and well-proportioned nature means it would appear as sympathetic and acceptable addition to the host dwelling.

Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The proposed front dormer window would be situated approximately 21 metres from the frontages of the dwellings on the southwestern side of Soames Place. Subsequently, unacceptable overlooking would not occur from this aspect of the development.

As for the fenestration to the rear, the BDG states that a minimum distance of approximately 26 metres should be retained between the rear of two dwellings that face one another. Although the rooflights would be positioned approximately 24 metres from the rear of the properties to the rear, given that the primary function of the rooflights is to provide daylight into the converted room and not to provide an outlook to the rear of the site, the level of overlooking is not sufficient to warrant refusal of the application. Additionally, these rooflights are in the same position in roofslope as the previously approved scheme 223618.

Given the minor increase in built form, the proposal poses no threat with regard to unacceptable loss of light or overbearing impact.

Highway Access and Parking Provision: No objection has been raised by WBC Highways Officers.

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, 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:	Not required
Recommendation:	Approve
Date:	19 June 2025
Earliest date for decision:	11 June 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	2 July 2025