

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250803
Site Address:	7 Perkins Way, Wokingham, RG41 2TN
Expiry Date:	18 July 2025
Site Visit Date:	7 April 2025
Proposal: Householder application for the proposed single storey rear extension, extension to existing rear dormer and demolition of chimney.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – 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

This application relates to a two-storey detached dwelling in the Major Development location of Wokingham. This application seeks planning permission for the erection of a single storey extension to the rear of the dwelling, plus the enlargement of the existing rear facing dormer.

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 single storey rear extension and dormer extension are minor, clearly subservient additions to the dwelling and would not be visible from the public realm, therefore it is considered that no negative impact on the character of the area would occur.

The demolition of the chimney, which although is a prominent feature on the current dwelling, would not have a negative effect on the overall character of the dwelling and the wider area.

Neighbouring Amenity:

The extension to the rear dormer would involve a minor increase to the height of approximately 0.3 metres. This minor addition would not cause any additional harmful impact on neighbouring amenity. The single storey element of the proposal would extend approximately 2.5 metres from the rear of the dwelling, thus is well within borough design guidance and would not have an additional overbearing impact on loss of light or overbearing. The views offered from both the single storey extension and the extended dormer would be similar to the current arrangement and would not adversely impact the privacy of neighbours.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections; the current parking provision is sufficient to meet the needs of the proposed development.

Ecology:

A PRA was initially carried out which concluded that a Dusk Emergence survey would need to be carried out to determine if the dwelling was supporting any roosting bats. This further survey concluded that no bats were observed to have used features throughout for roosting or feeding and no further surveys or mitigation would be required. Hence, the WBC Ecology Officer has no objection to the application.

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:	2 July 2025
Earliest date for decision:	24 April 2025

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