

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250697
Site Address:	11 Reeves Way, Wokingham, RG41 2PS
Expiry Date:	15 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed erection of a single-storey rear and side extension and a conversion of the loft, facilitated through the erection of a hip to gable enlargement and the insertion of 1no. dormer.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
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 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

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No comments

External

None

REPRESENTATIONS

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

APPRAISAL

This application seeks planning permission for the proposed erection of a single storey side and rear extension, plus the conversion of the existing loft, facilitated through a hip to gable enlargement and the installation of a 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: As stated above, the proposal seeks to convert the existing loft space. This would be facilitated by a hip to gable enlargement, with the inclusion of a dormer to the rear. It is acknowledged that the resultant roof form may appear somewhat out of character within the surrounding area of Reeves Way, which is largely characterised by semi-detached dwellings with hipped roofs. Notwithstanding, a similar development has taken place at No. 8 Reeves Way, ensuring the gable roof form would not be an alien addition to the street scene. Furthermore, although many of the dwellings in the section of Reeves Way have retained their hipped roof form, there have been several other large-scale enlargements and alterations that have contributed to a modest level of architectural diversity amongst the surrounding houses, such as the construction of ground and first floor extensions, plus personalization through the use of different building materials and finishes. Accordingly, whilst it is accepted that the hip to gable enlargement would result in the loss of cohesion between the dwelling and its semi-detached counterpart, on balance, this is not considered to be sufficient justification to withhold planning permission in this site-specific circumstance.

The proposed dormer extension would have a flat roof and would comply with the Borough Design Guide in that it would be set back from the sides of the roof, as well as set down from the ridge height of the host dwelling. It would be situated to the rear of the dwelling and therefore have limited impact on wider character. Whilst a box-style dormer is not desirable, this is not an out of place design, and is found in many residential areas in the borough, particularly to the rear elevations as permitted development.

With regard to the single storey side and rear extension, the unimposing design of the structure would ensure a seamless integration into the existing built form. The side element of the extension would be considerably set back from the front elevation of the dwelling, which in combination with its modest height, would ensure it appears as a sympathetic addition to the property.

Overall, the proposed development would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The outlook from the proposed dormer extension would provide oblique views of neighbouring sites rear gardens, however, this is a typical suburban arrangement and would not result in direct overlooking. There is a second-floor side window proposed, however, this would serve a staircase and therefore poses no added overlooking concerns.

Loss of Light & Overbearing: Given the relatively modest scale of the proposed enlargements, there are no concerns on loss of light or overbearing grounds.

Highway Access and Parking Provision: The proposed side extension would replace an existing carport/driveway and the numbers of habitable rooms will remain unchanged as six. The proposed driveway length is sufficient for two parking spaces, which is acceptable.

Ecology: A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that the development proposals will not have any potential impacts to bats and their roosts, hence additional surveys are not deemed necessary. An informative is recommended to advise what measure should be undertaken if bat roosts are found in the building.

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:	16 April 2025
Earliest date for decision:	14 April 2025

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	17 April 2025