

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 August 2022

Application Number: 221678

Location: 26 Lockhart Drive, Wokingham, RG40 5BG

Proposal: Householder application for the proposed insertion of 4 rooflights to facilitate the conversion of the loft into habitable space.

Recommendation: Approve

Conditions and Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 25LD/1A received by the local planning authority on 01/07/2022. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed: 

Date: 27.7.2022

REMEMBER - The earliest date for a decision on this application is: **25 July 2022**

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	221678
Site Address:	26 Lockhart Drive, Wokingham, RG40 5BG
Expiry Date:	29 August 2022
Site Visit Date:	29/06/2022
Proposal: Householder application for the proposed insertion of 4 rooflights to facilitate the conversion of the loft into habitable space.	

PLANNING CONSTRAINTS CHECK

The dwelling/site is not:

- a Listed Building (or within the setting of a Listed Building)
- within a Conservation Area
- within the designation Greenbelt
- outside of a Settlement boundary (i.e. not Countryside)



PLANNING HISTORY CHECK

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development)



CONSULTATION RESPONSES

Internal

WBC Highways – No objections.

External

None consulted

REPRESENTATIONS

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

APPRAISAL

The proposal complies with the Borough Design Guide in respect of:

Residential amenity	☒
Design/Character	☒
Garden depth	☒

Separation distance	☒
Adopted parking standards	☒
The following issues have been identified:	
Impact on the character of the area: The proposal seeks to insert 2 roof windows into the front and rear roof space of the host dwelling. The new roof windows are of appropriate design and scale and would not appear as incongruous features in their residential setting. As a result, the new roof windows would have an acceptable impact on the character of the area. Impact on neighbouring properties: The Borough Design Guide does not specify a distance for front to side elevations in terms of privacy. However, the 'front to front' distance for buildings over 2 storeys in height requires a minimum distance of 15 metres. The new front roof windows would be positioned approximately 20.8 metres from the side elevation of no.27 Lockhart Drive, therefore, the views offered from these windows are unlikely to raise any overlooking or loss of privacy concerns. Principle R16 of the BDG requires a minimum separation distance of 26 metres between back-to-back elevations for houses over 2 storeys in height. The new rear roof windows would be positioned approximately 24.1 metres from the front elevation of no.32 Readwin Crescent which is slightly below the recommended 26 metre separation distance outlined in the BDG. However, the application site and the neighbouring properties currently have a degree of overlooking into each other's private rear gardens. Therefore, on balance, it is not considered that the impact of a 2 metre shortfall would be harmful over and above the existing overlooking situation in a way which would substantiate a reason to refuse this application. Highways: As the proposal would not affect the existing parking arrangement on the application site, the Council's Highways Officer has raised no objections to the proposed development. Summary: For the above reasons, the proposal is considered to be acceptable.	
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.

Community Infrastructure Levy (CIL)

If the application includes 100 sqm or more of new floor area then it is liable for the community infrastructure levy.

Conditions

Officer recommended standard conditions: CA2, CA5

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approval

Date: 27 July 2022

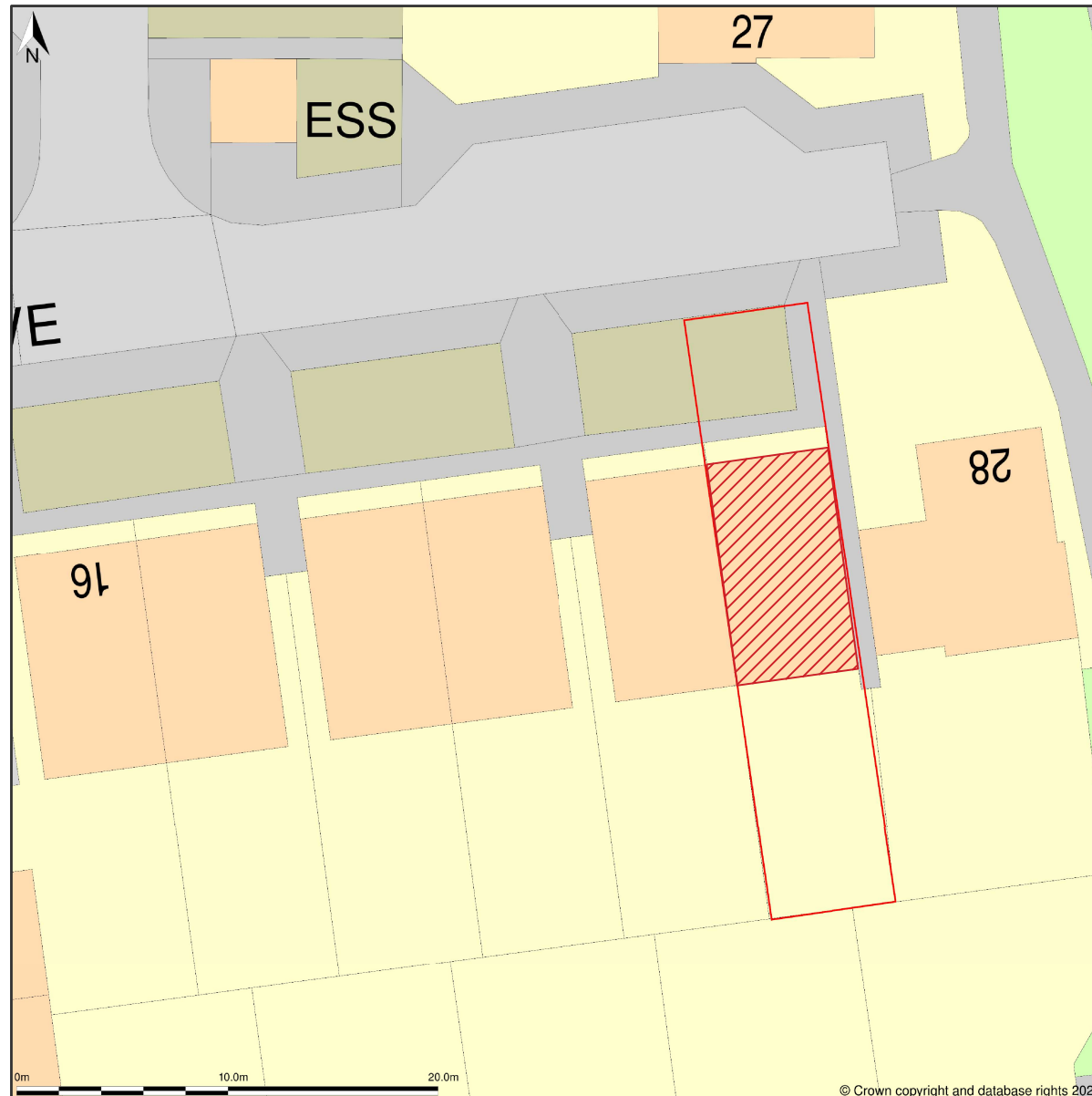
Earliest date for decision: 25 July 2022

Recommendation agreed by:
(Authorised Officer)



Date: 27.7.2022

26, Lockhart Drive, Wokingham, RG40 5BG

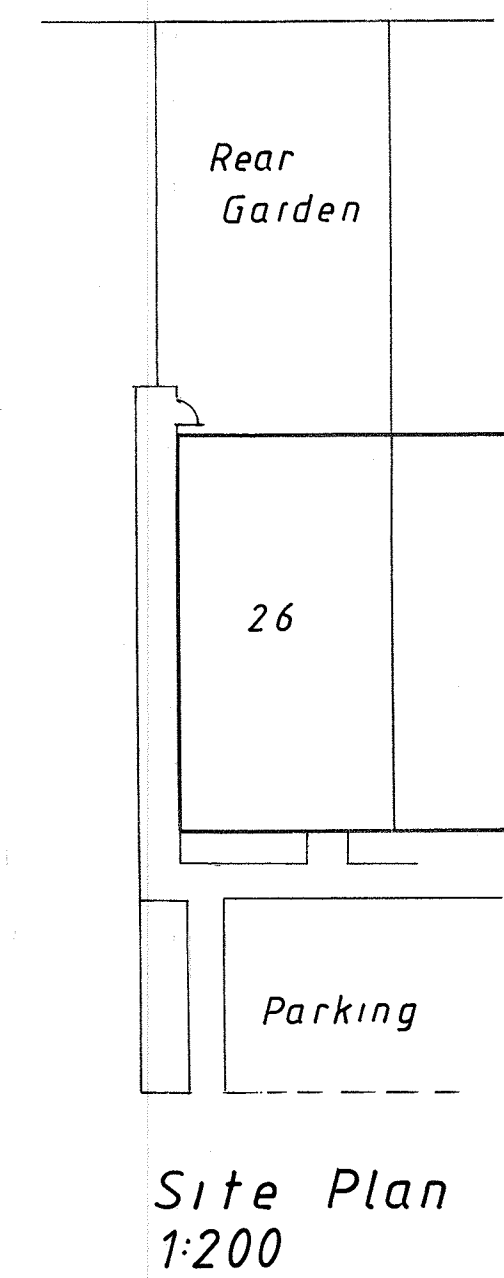
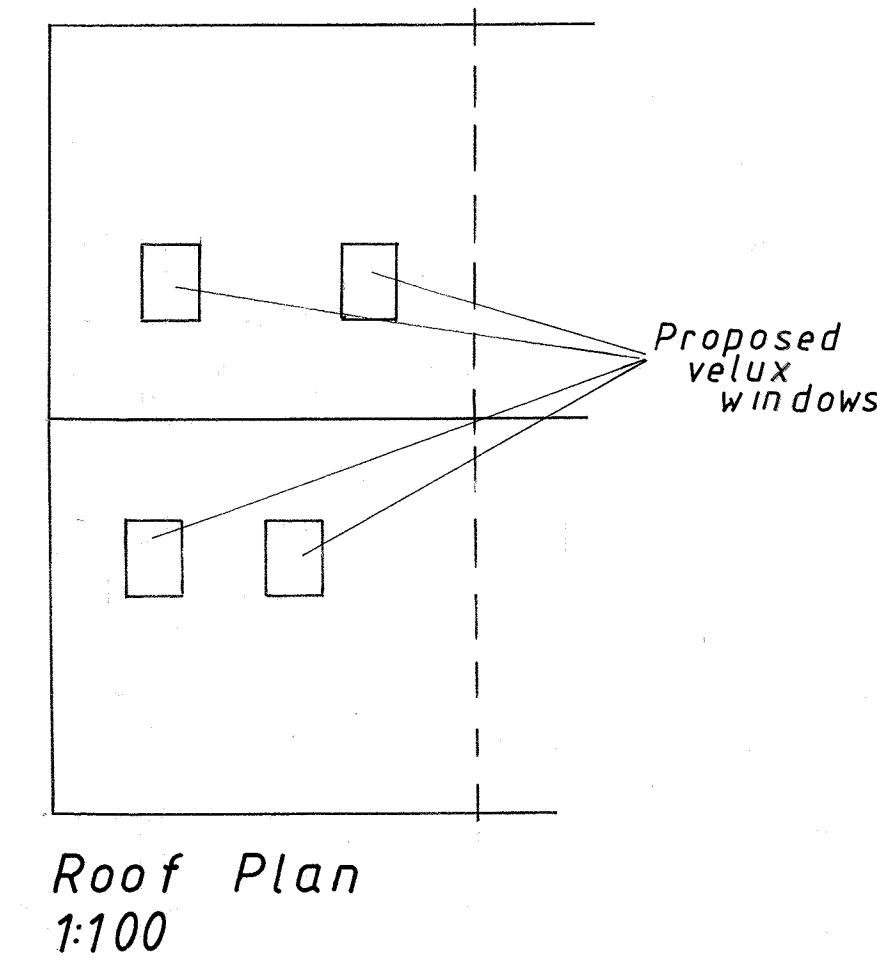
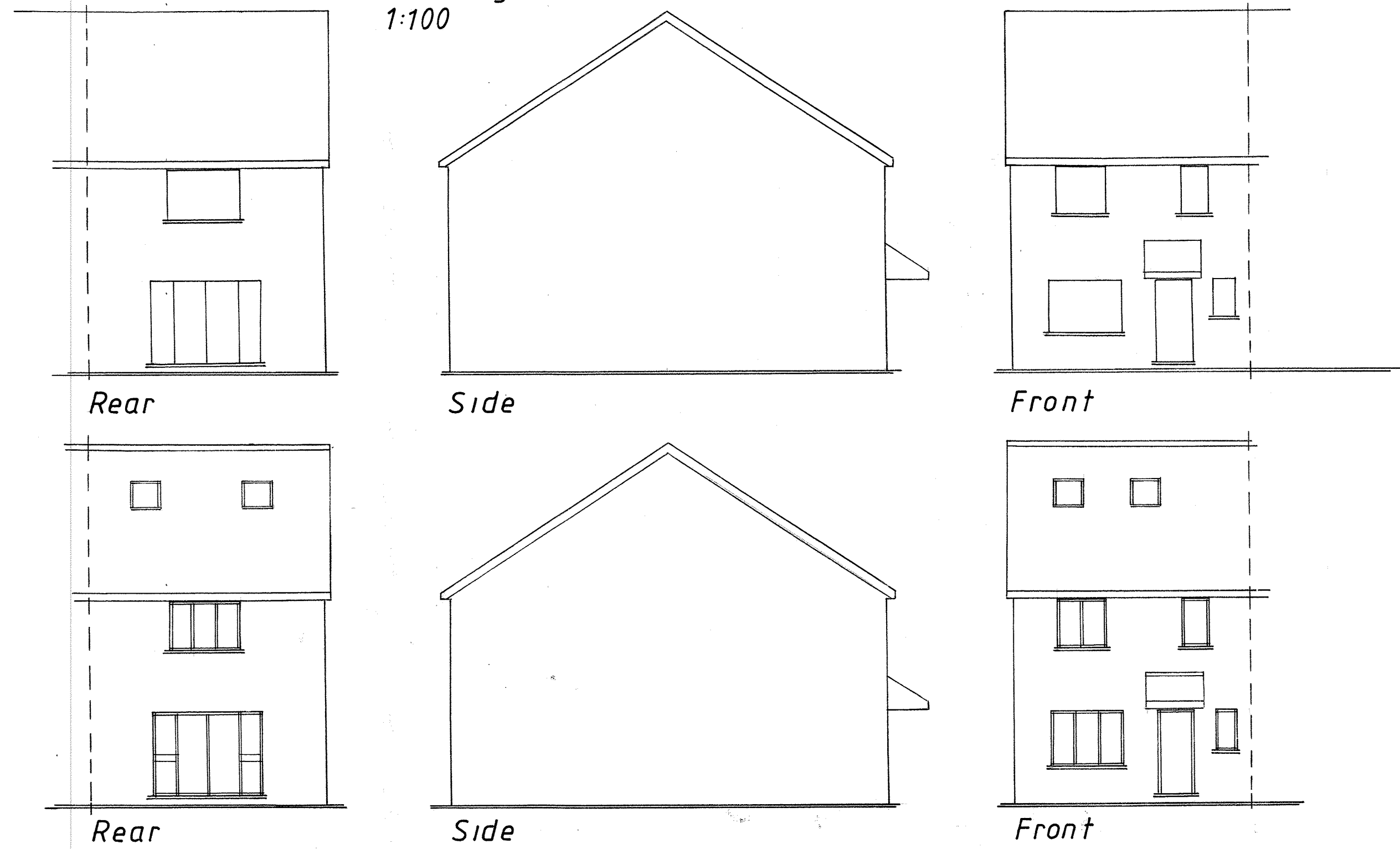


Block Plan shows area bounded by: 481832.71, 169915.08 481884.71, 169967.08 (at a scale of 1:200), OSGridRef: SU81856994. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

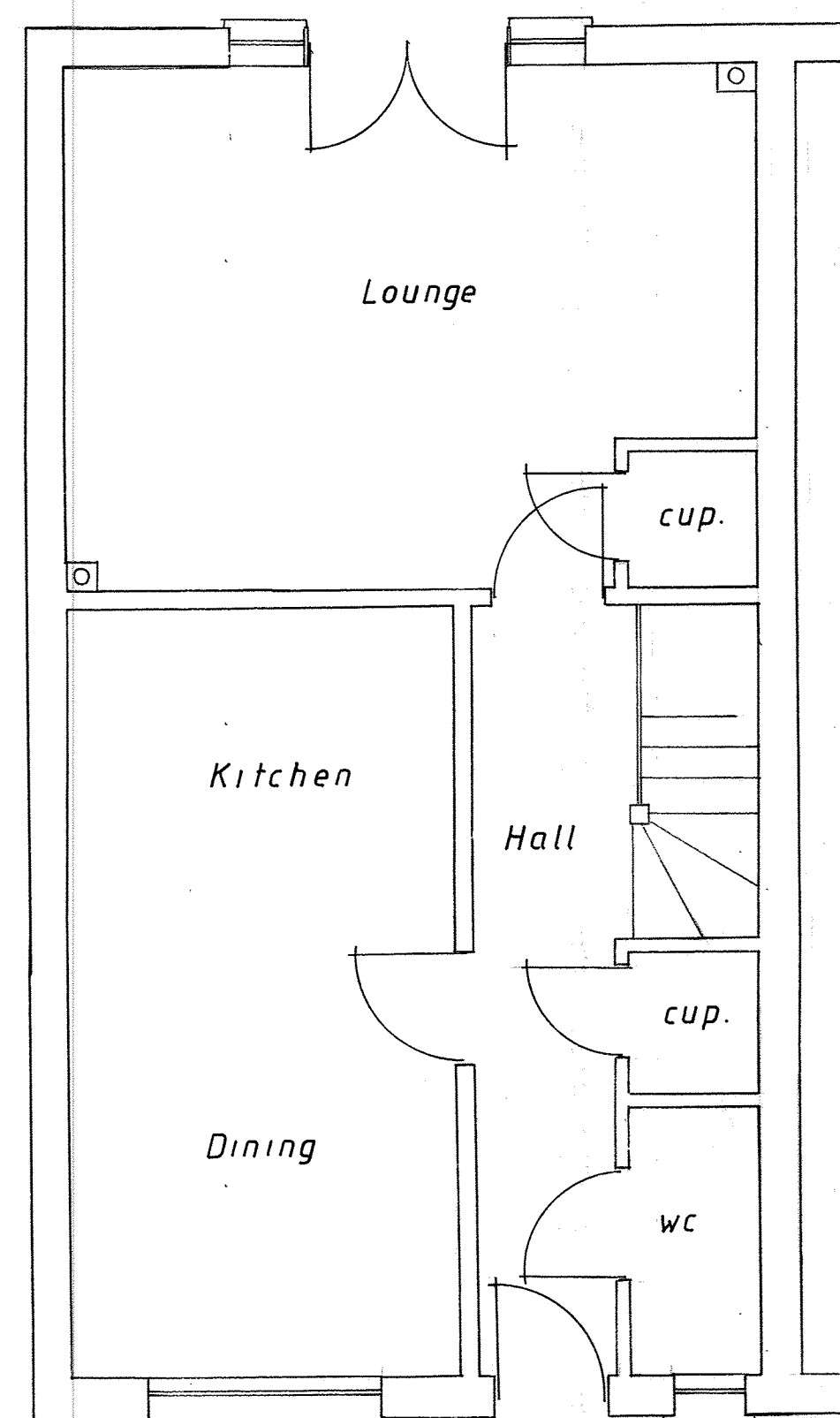
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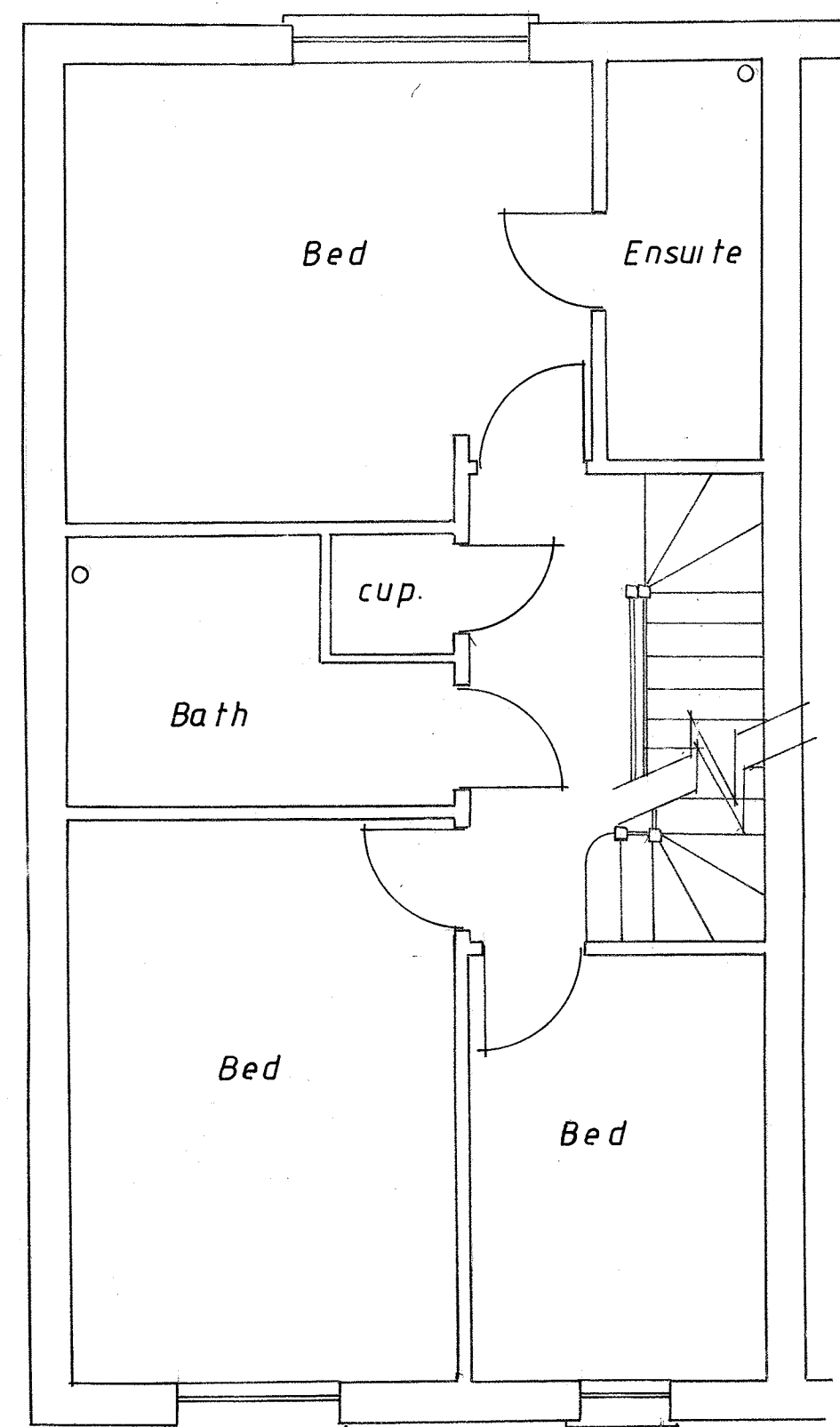
Existing Elevations
1:100



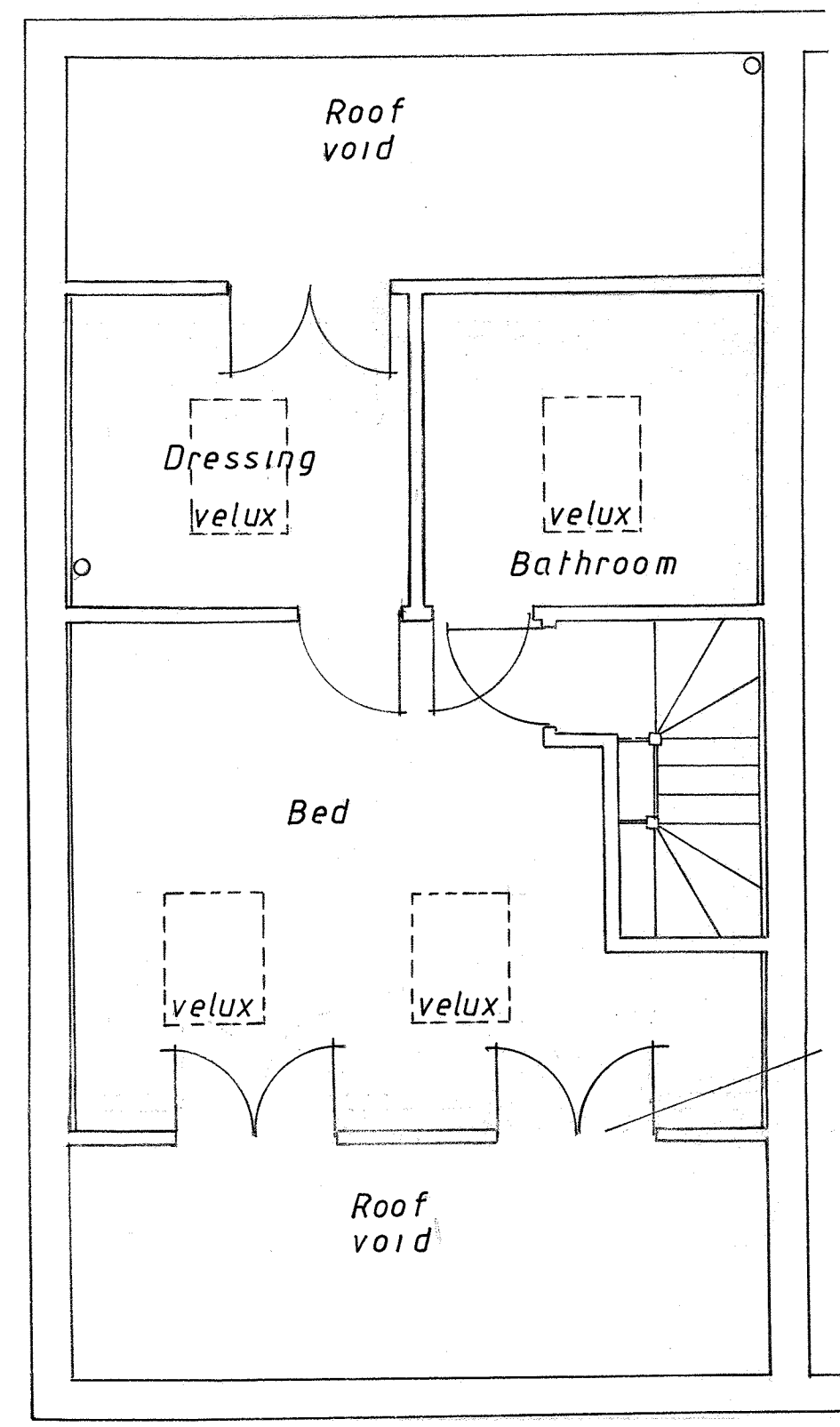
Proposed Elevations
1:100



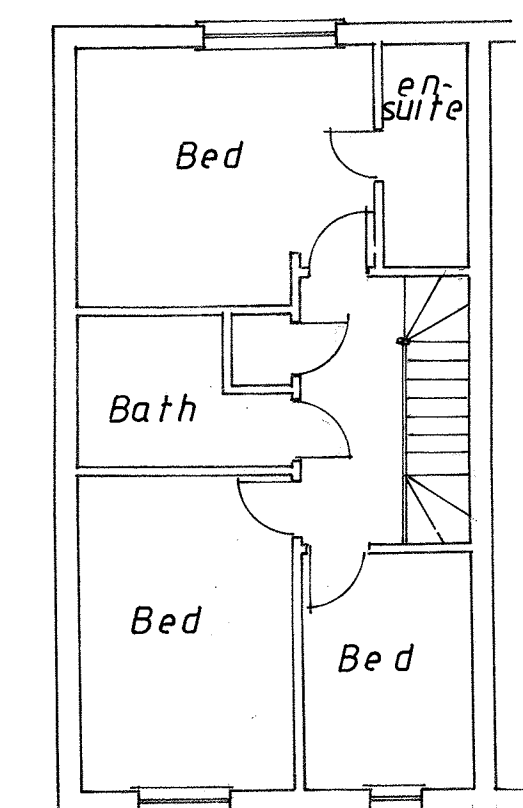
Ground Floor Plan
1:50



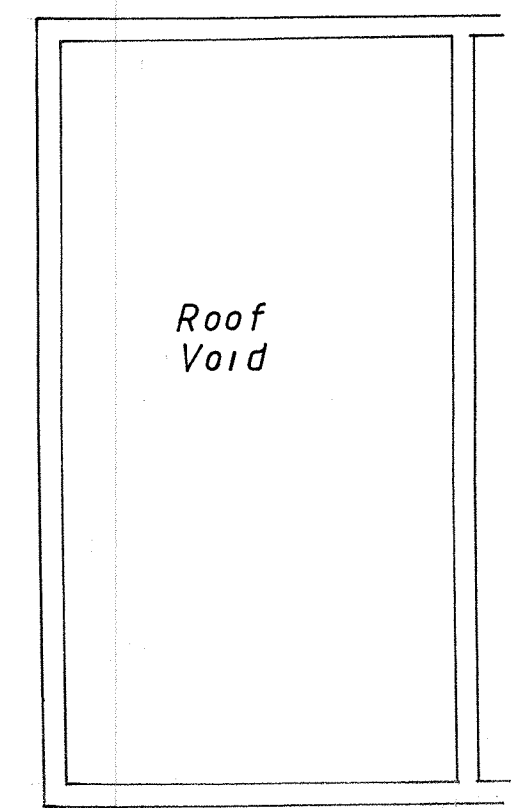
First Floor Plan
1:50



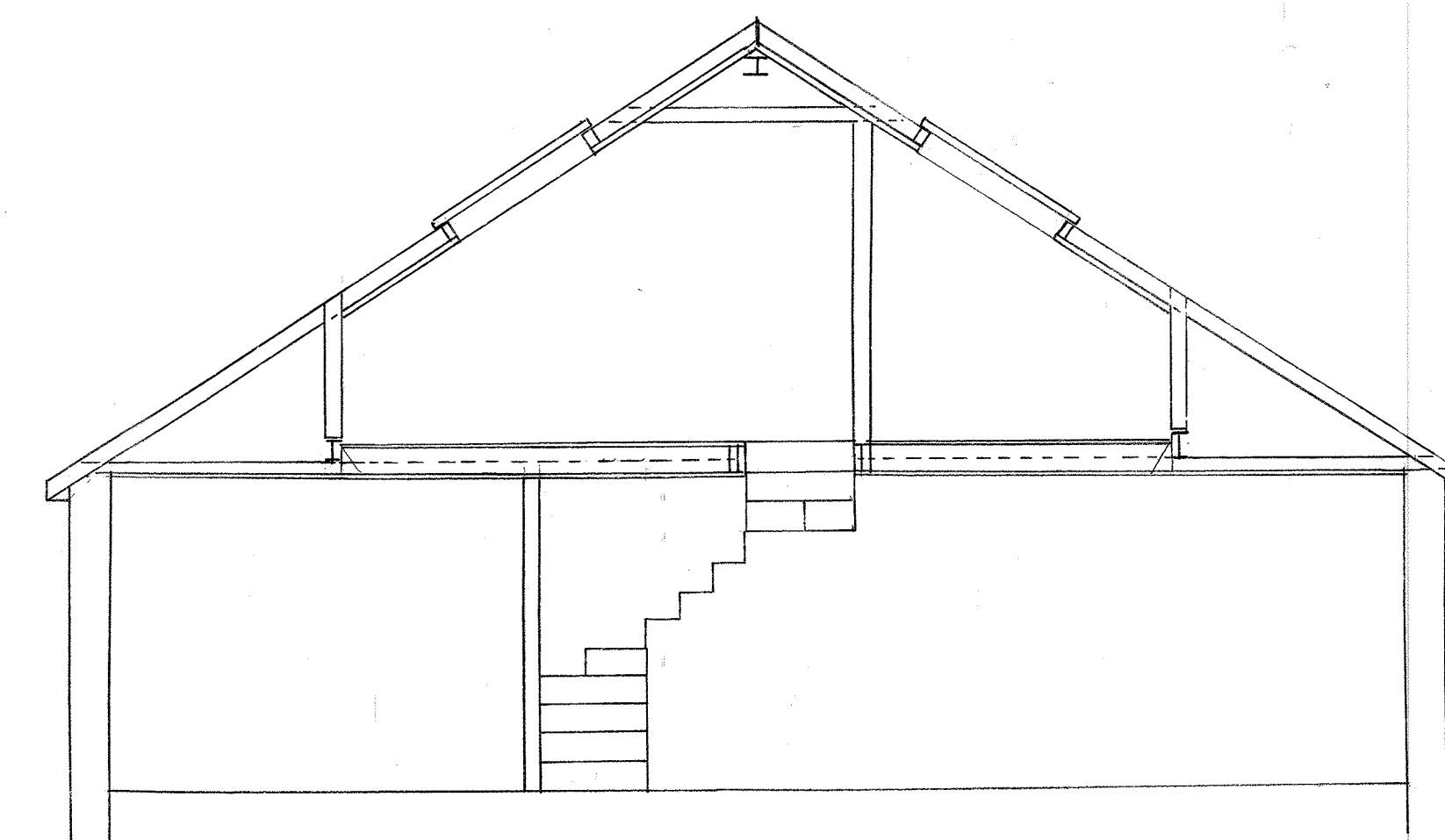
Proposed Second Floor Plan
1:50



Existing First Floor
Plan 1:100



Existing Second Floor
Plan 1:100



Section
1:50

Proposed Loft
Conversion with
Velux Windows
26, Lockhart Drive,
Wokingham.

Drg. No. 26LD/1A

Scales
0 1 2 3 m 1:50
0 1 2 3 4 5 m 1:100
0 1 2 3 4 5 6 m 1:200