

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242520
Site Address:	3 Winston Close, Spencers Wood, Wokingham, RG7 1DW
Expiry Date:	28 November 2024
Site Visit Date:	14/05/2024
Proposal: Householder application for the proposed loft conversion into habitable accommodation along with installation of a rear dormer and roof lights plus increase in ridge height by 250mm.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Landscape Character Assessment Area
- Great Crested Newt Consultation Zone Householder

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
080608	Application for the creation of new vehicular	Approved,

	access from highway.	09/02/2009.
081398	Proposed new vehicle access from the highway.	Refused, 28/11/2008
240107	Householder application for proposed dormer to the main rear elevation (above existing ridge height) along with 3No roof lights to the main roof.	Refused, 16/04/2024
241233	Pre-application advice for proposed raising of the roof plus installation of the rear dormer extension and roof lights to facilitate loft conversion.	Replied, 17/07/2024

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The immediate surrounding area is characterised by detached and semi-detached properties that vary in design and appearance.

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:

The application site fronts onto Hyde End Road which has mixed, informal character, with properties of varying designs, materials and different architectural styles. However, the host property reflects the repeated architectural style of the buildings at Winston Close. Consequently, it is necessary to assess the site within the context of both roads.

The proposal seeks to raise the ridge height of the dwelling by 250mm and alter the pitch of the rear roof slope to facilitate the installation of a flat roof rear dormer extension.

The alterations to the height and pitch of the roof are considered to be modest and would not have any discernible impact on the character of the area. The rear roof dormer would be set sufficiently down from the main ridge, eaves and sides of the dwellings roof. Whilst flat roofed extensions are not normally encouraged, the raised ridge height would obscure the dormer when viewed from the front elevation. Moreover, the host property fronts onto Hyde End Road where several properties benefit from similar flat roof dormer extensions. The proposed rear dormer extension would appear subordinate addition and would maintain the host property architectural integrity. As such, the proposals would not adversely impact the character of the area.

Neighbouring Amenity:

Whilst the proposed dwelling does not directly face the neighbouring flank elevation of no.4 Winston Close, it is a relevant guide to assess potential overlooking from rear to side relationships. The submitted plans indicate that the rear dormer windows which would function as secondary windows, would be obscure glazed would be located approximately 12.7 and 13.3 metres from the flank elevation of no.4 Winston Close. This would assist in reducing any perception of overlooking and overall, it is considered that no unacceptable overlooking or loss of privacy concerns are would to arise from these windows.

The views offered from the proposed 3.no roof lights would not raise any overlooking or loss of privacy concerns.

In terms of overbearing and loss of light impacts, the proposals are suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Bat Emergence Survey (John Wenman Ecological Consultancy LLP September 2024, ref: R2614_BES_a) found that one brown long-eared (*Plecotus auritus*) bat was observed likely to be emerging from the property. These findings along with the droppings found inside the property roof voids demonstrates that the property acts as an occasionally used day roost of brown long-eared bats (*P.auritus*) bats.

The development proposals will directly lead to the loss of access points and therefore result in the damage of the brown long eared day roost in the void at and to the disturbance of any bats present at the time. Consequently, a European Protected Species (EPS) mitigation licence would be required for the planning works to proceed lawfully. A suitable condition will be attached to any 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:	Approval
Date:	1 November 2024
Earliest date for decision:	25 October 2024

**Recommendation
agreed by:
(Authorised Officer)**

MC

Date:

05.11.2024

