

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261078
Site Address:	62 Cannock Way, Earley, Wokingham, RG6 4EF
Expiry Date:	30 June 2026
Site Visit Date:	20 May 2026
Proposal: Householder application for the proposed erection of a front-facing dormer window and change to first floor layout to form a bedroom.	

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
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	Earley Town Council raises no objection to this application.
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is located on Cannock Way within the major development location of Earley. The existing building is a semi-detached property located on a corner plot.

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.

Character of the Area:

CP1 of the Core Strategy requires the proposed erection of a front-facing dormer window and change to first floor layout to form a bedroom to maintain or enhance the high quality of design.

CP3 of the Core Strategy requires the proposed erection of a front-facing dormer window and change to first floor layout to form a bedroom to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land uses and occupiers.

The proposed dormer window will be located on the front elevation of the dwelling and will extend the first floor to create a bedroom. The dormer window will measure c.2.96 metres in width, c.3.63 metres in depth and c. 2.19 metres in height.

The proposed loft conversion would be facilitated through the insertion of 1no. roof dormer to the front elevation. The proposed hipped roof dormer extension would be set down from the main ridge line of the dwelling, as well as set back from the sides of the roof.

The host property is a uniquely designed property that is a visual anomaly in the street scene. Its notable, cat-slide roof and limited height diminishes its visual prominence compared to neighbouring properties. Whilst front dormers are generally discouraged from a visual perspective, in this instance the dormer would be well proportioned within the existing roofline of the host dwelling and due to its unique appearance, its visual prominence would still be lesser than the neighbouring, full height two storey dwellings.

Overall, the proposed development would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed front dormer would be sited over c.27.67 metres from the front elevation of the neighbouring dwelling, at no. 40 Cannock Way. Given this separation, any potential overlooking or loss of privacy is considered minimal. Moreover, view from the proposed dormer would not be significantly different from those afforded by the existing first floor windows in the host property.

The proposed front dormer is located c.30m away from the small private gardens of neighbouring properties no.32, no.34, no.36 and no.38 of Cannock Way. The area is also partially screened from any overlooking by a tree in the road. This is a suitable separation distance and does not cause any overlooking concerns.

Loss of Light:

The proposed erection of a front dormer does not increase the main roof height, and its main massing is well offset from the neighbouring boundaries. As such, there is no detrimental material loss of light.

Highways Access and Parking Provision:

Providing that the proposed dormer will create a new habitable room, an additional parking space will be needed. On street parking is available in front of the property and rear parking courtyard is available at the side of the property for any additional parking spaces. Therefore, there the parking spaces available are sufficient.

Overbearing:

As the works regarding the dormer are entirely within the existing roof and its main massing is well offset from the neighbouring boundaries, the dormer would not create any additional sense of enclosure or overbearing impact for nearby neighbouring properties.

Amenity Space:

The proposed dormer and rooflights would not adversely harm the usability of the site's rear amenity space for the current and future occupiers.

Conclusion:

In conclusion, the proposed dormer and loft conversion would not detrimentally harm the character and appearance of the area, would not harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	17th June 2026
Earliest date for decision:	29 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18/06/26

PLANNING CONSTRAINTS/STATUS

Insert where relevant