

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251165
Site Address:	52 Carina Drive, Wokingham, RG40 1EF
Expiry Date:	18 July 2025
Site Visit Date:	19 June 2025
Proposal: Householder application for the proposed loft conversion to create habitable accommodation to include 2no dormers to front and rear elevations plus roof lights.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Strategic Development Location
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
071471	Proposed erection of 150 dwellings comprising a mix of 1 and 2 bedroom apartments and 2, 3, 4 and 5 bedroom houses with vehicular access from Binfield Road together with open space.	Approved 17/03/09
152412	Certificate of lawfulness application for the	Approved

	proposed erection of a single storey rear extension to dwelling.	30/11/15
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CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

Two storey detached dwelling.

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 Borough Design Guide states *“loft conversion and dormer windows should not project above the existing ridge line”, “dormer windows should generally be positioned within the main roof, by being set back from both eaves lines and the sides of the roof” and “dormer windows should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions”.*

The proposed loft conversion and dormers would not project above the existing ridge line, with the dormer window positioned within the main roof being set back from both eaves lines and the sides of the roof as well as relating well to the existing building in terms of roof form, materials, positioning and window proportions. Therefore, complying with the BDG. Furthermore, along Carina Drive there are examples of

similar style dormers including no.49 and no.59, thus such would not look out of place nor harm the street scene.

The inclusion of rooflights would be considered minor additions that would not result in harmful impact upon the character of the area.

The proposed materials are matching with the existing, thus in keeping with the current characteristics of the dwelling. Hence the proposal would not harm the street scene.

Neighbouring Amenity:

Overlooking: The scheme would add an additional window at the front of the property due to the loft conversion and dormer window. This proposed window would face another property (67 Carina Drive) at a distance of approx. 14m. This is marginally below the 15m separation distance advocated in the Council's Borough Design Guide (BDG) for front-to-front relationships over 2 storeys. However, in this instance, this marginal shortfall is not considered to introduce any significant additional overlooking impacts to this neighbouring property such that it would warrant refusal of this application.

The rear gardens of immediate neighbouring properties are already overlooked at an oblique angle from the upper floor windows in the host dwelling. Given the proposed rear dormer window would serve as a stairwell, such is classed as a non-habitable room where occupants wouldn't spend significant periods of time. Thus, the rear dormer would not cause any significant harm with regards to neighbouring amenities.

The proposed window proportions are also modest in size rather than large, floor-to-ceiling glazing. This limits the potential viewing angles and minimises visibility into neighbouring properties. The existing first-floor windows already provide similar front and rear outlooks. The proposed dormers will not materially change the direction or angle of view but will serve new rooms at loft level, with the dormer to the front being a habitable room whereas the dormer to the rear would be for the landing, classed as a non-habitable room. Therefore, it's considered the proposal would not result in harmful overlooking.

The rooflight to the front and side are located high up on the pitch of the roof above 1.7m, therefore no overlooking concerns.

Concern has been raised regarding the potential for overlooking from the proposed rooflights, given the separation distance of approximately 17.50 metres to neighbouring habitable room windows, which falls short of the 22-metre guideline set out in the Council's Design Guide. Therefore, the rear Velux windows have been conditioned obscured glazed and fixed shut to prevent harmful overlooking as they are secondary windows only to the bedroom so will not have a detrimental impact on the light or quality of the environment for the occupier.

Loss of Light/Overbearing: Given the nature of the scheme resulting in limited additional bulk and mass, the proposal is considered not result in loss of light or overbearing.

Highway Access and Parking Provision:

The proposed plans and setting for loft conversion, the two new habitable rooms are likely both bedrooms, which can serve a higher parking demand for both the household and visitors. Therefore, the officer would recommend sticking with the council's current standards for having three parking provisions for this development.

In view of the short driveway spacings along both sides of Carina Drive, an informative has been included which reads *"the on-street parking will be utilised as the third space for visitors for temporary basis, the applicant is strongly advised to park only along its site frontage to avoid obstruction to neighbouring driveways and encroachment of the public footways"*.

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:	Yes
Recommendation:	Approve
Date:	25 July 2025
Earliest date for decision:	7 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	25 July 2025