

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252463
Site Address:	4 Pimento Drive, Earley, Wokingham, RG6 5GZ
Expiry Date:	15 December 2025
Site Visit Date:	3 December 2025
Proposal: Householder application for the proposed erection of a single storey front porch, a single storey rear extension following demolition of the existing conservatory, the installation of rooflights and a rear dormer to facilitate the conversion of the loft to habitable accommodation, plus the addition of raised decking at the rear, changes to fenestration, and partial conversion of the garage to habitable accommodation. (Part retrospective)	

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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
012033	Proposed single storey rear extension to dwelling to form conservatory.	Approved: February 2002

CONSULTATION RESPONSES	
Internal	
WBC Highways – No objection subject to a condition WBC CIL – No comments	
External	
None	

REPRESENTATIONS		
Earley Council	Town	No objection

Ward Member(s)	No comments received
Neighbours	The resident of 2 Pimento Drive objects to the proposed rear dormer due to loss of privacy, overlooking, and visual harm. They claim that the dormer would have a direct view of their entire rear garden and appears large and visually dominant, conflicting with Policy CP3 and the Wokingham Design Guide SPD. The resident supports the other elements of the proposal but requests that the dormer be refused or redesigned to reduce its impact and maintain privacy.

APPRAISAL

Context: The application site lies within a residential area of Earley. Planning permission is sought for a series of alterations, including single-storey extensions to the front and rear, the conversion of the loft through the addition of a rear dormer, partial conversion of the garage to habitable space, and the installation of raised decking at the rear.

The development is described as part-retrospective because the garage has already been converted. Although this work was not carried out by the current applicants, it remains an unauthorised change that requires regularisation. Consequently, it is included within the scope of the current application.

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 proposed dormer extension would feature a flat roof and would comply with the Borough Design Guide (BDG) by being set back from the roof edges and positioned below the ridge line of the host dwelling. Located to the rear, it would have minimal impact on the wider street scene. While a neighbouring resident has expressed concerns regarding its appearance, box-style dormers are a common design solution within the Borough, particularly on rear elevations, and are often permissible under permitted development rights. Although not the most visually appealing form, the proposal is considered acceptable in this context. The associated rooflights are modest additions that would have limited visual impact.

Both the proposed ground-floor extensions to the front and rear would appear as subordinate additions due to their modest scale and unobtrusive design. Accordingly, no objection is raised to these elements of the scheme.

The garage conversion would have no perceived impact visually as no external alterations have been proposed to facilitate this change.

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

Neighbouring Amenity: A neighbouring resident has raised concern regarding the potential impact of the proposed dormer on privacy, particularly in relation to overlooking of adjacent gardens. While these concerns are acknowledged, it is not agreed that the layout of the estate would create a direct outlook simply because the properties are not strictly parallel to one another. Any views from the dormer would be oblique rather than direct, and such incidental overlooking is generally considered an inevitable characteristic of suburban environments. As such, the proposal is not considered to result in unacceptable harm to residential amenity and does not warrant refusal on privacy grounds.

The submitted plans include a raised deck to the rear of the property, positioned approximately 300mm above ground level. A raised patio already exists at the rear, aligned with the threshold of the storage room. While the proposed deck would be slightly higher, its modest height and the presence of adjacent screening ensure that it would not result in any significant harm to the amenity of neighbouring occupiers. Furthermore, under the General Permitted Development Order (GPDO), raised platforms or decking within a garden are considered permitted development provided they do not exceed 300mm in height.

The modest scale of the proposed extensions ensures that there would be no unacceptable overbearing impact or significant loss of light to neighbouring properties.

Highway Access and Parking Provision: No changes are proposed to the existing access or parking arrangements. The plans show the existing driveway can accommodate the three car parking spaces required for the seven habitable rooms proposed. As such, no objection is raised by WBC Highways.

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 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:	9 December 2025
Earliest date for decision:	10 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10 December 2025

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Earley*