

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252802
Site Address:	20 King Street Lane, Winnersh, Wokingham, RG41 5AS
Expiry Date:	6 March 2026
Site Visit Date:	15 January 2026
Proposal: Householder application for the proposed erection of a single storey rear extension, first floor rear extension to include 2no dormers along with changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
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231204	Application for a certificate of lawfulness for the proposed installation of 2 no. dormers and removal of the existing chimney to facilitate conversion of the loft to habitable accommodation.	20/07/2023
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CONSULTATION RESPONSES

Internal

WBC Property Services – No response received
WBC Ecology – No objection (no bat survey required)

External

N/A

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council's Planning and Transport Committee object to the proposed development on the grounds that they consider it constitutes overdevelopment of the site. In addition, WPC outlined they consider the proposal would have a significant adverse impact on neighbouring properties, resulting in a loss of natural light and a reduction in privacy for adjacent residents.
Ward Member(s)	No comments received
Neighbours	Objections have been received from 2no. neighbours on the following grounds: Overlooking impact Overbearing impact Overshadowing impact Overdevelopment of the site Harm to neighbouring foundations (<i>Officer note: this is not a material planning consideration.</i>)

APPRAISAL

Site Description:

The application site is a detached chalet bungalow style dwelling, within the major development location of Winnersh. The existing dwelling features 2no. dormers and a single storey rear extension carried out under permitted development.

The proposal seeks planning permission to extend the existing dormers and rear of the dwelling to form an enlarged second storey, as well as a further single storey rear extension.

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:

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.

The proposal would mark an extension to the rear of the existing dwelling, which would not be visible from the street scene. Whilst the proposed extensions are of basic design, they are satisfactory in their appearance insofar as not to put them in conflict with CP1 or CP3, nor the BDG.

The resulting built form would be larger than the existing, however, given limited impacts on the street scene, this increase would not be unacceptable, particularly given the varied designs and vernacular along King Street Lane. Furthermore, materials are proposed to match the existing red brick which is secured by planning condition.

Neighbouring Amenity:

CP3 of the Core Strategy requires development to be without detriment to the amenities of adjoining land uses and occupiers.

Overlooking:

The proposal seeks permission for additional side windows on the dormer, which could provide outlook to neighbouring dwellings. The applicant has indicated these are sealed shut (with no opening element) and obliquely glazed. This will result in no outlook for future occupiers, nor the ability to overlook neighbouring dwellings with an open window. Whilst as will be explained this scenario represents poor design and a hostile environment for future occupiers, it mitigates overlooking concerns.

Loss of Light:

The applicant has demonstrated via the submission of an annotated 45 degree plan that the proposals will not result in any detrimental overshadowing impacts to neighbouring occupiers. Thus, there is no objection in this respect.

Overbearing:

The proposal is located sufficiently away from the neighbouring boundaries in accordance with the borough design guide and thus no objections are raised in this respect.

Standard of occupation:

To mitigate overlooking, the applicant has proposed all windows at first floor to be obliquely glazed and fixed shut, bar a secondary window on the rear elevation serving the master bedroom. Whilst the applicant's drawings suggest that the windows will be fixed shut up until a height of 1.7 metres (indicating partial opening), this cannot be achieved given casement windows are proposed at a height of 1.7 metres. When queried with the applicant along with a request to provide some roof lights and opening elements to mitigate harm to future occupiers, it was outlined that they did not wish to change the nature of the windows to provide any opening element and requested the LPA to determine the application as was.

The residual effect of fixing shut and obliquely glazing the majority of bedroom habitable windows results in a poor standard of accommodation for future occupiers, with limited access to unfiltered daylight, no ventilation and no external views creating a gloomy environment. Whilst harm exists in this respect, and the proposal represents poor design in this respect, this is the applicant's choice to subject themselves and future occupiers to. Given proposing clear glazing would cause concern with respect to overlooking (as outlined above), the proposed elevations are secured by condition 2 which does not permit any opening windows, nor clear glazing. A further condition is added for the avoidance of doubt which prevents any first-floor side windows from opening or having clear glazing.

Highway Access and Parking Provision:

The proposals would increase habitable rooms by an additional two (extra bedroom and seating area). The level of parking and access as existing are acceptable.

Amenity Space:

Notwithstanding the extension proposed, the proposal retains adequate rear amenity space of circa 27 metres which exceeds the minimum guidance within the Wokingham Borough Design Guide.

Ecology:

Whilst the site is located within an area with suitability for bat roosting, during validation it is noted that WBC Ecology outlined that a bat survey would not be needed given the nature of the proposal.

Conclusion:

Whilst the development by way of its design to some degree would create poor quality accommodation for future occupiers, this is not sufficient to refuse the application. Thus, with the above in mind, the proposal is recommended for approval

subject to conditions.

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:	Approval subject to conditions
Date:	16 February 2026
Earliest date for decision:	10 December 2025

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Recommendation agreed by: (Authorised Officer)	
Date:	23/02/26

PLANNING CONSTRAINTS/STATUS

Mineral Safeguarding Areas

Major Nuclear Sites Consultation Zone

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zones

Potentially contaminated land zones

Landscape Character Assessment 2019