

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250222
Site Address:	515 Reading Road, Winnersh, Wokingham, RG41 5HL
Expiry Date:	29 April 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed raising of the roof, the erection of a single storey side extension and single storey rear extension, plus the conversion of the loft into habitable accommodation, facilitated by the erection of a rear dormer, including the erection of one roof light and changes to fenestration, following the demolition of the existing conservatory, chimney and outbuilding.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Green Routes

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 CP7 – Biodiversity 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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
042038	Proposed single storey rear extension to dwelling to form conservatory and porch extension.	Approved: April 2004
031284	Proposed rear dormer extension to dwelling to form rooms in roof space.	Approved: August 2003

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection subject to a condition
WBC CIL – CIL liable development
WBC Ecology – No comments

External

None

REPRESENTATIONS

Winnersh Parish Council	Object to this application due to the scale of the development and the lack of parking provision is a concern.
Councillor Prue Bray	Concern has been raised regarding the number of parking spaces proposed.
Neighbours	One letter received objecting to the proposed development on the following grounds: - Loss of Light - Loss of Privacy - Lack of Parking - Disruption Caused by the Construction Period

APPRAISAL

Context: The application site is located within a residential area of Winnersh. This application seeks planning permission to make several alterations to existing property.

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 development would increase the size of the dwelling, partly through a proposed raising of the ridge height. The Borough Design

Guide (BDG) states that “*The eaves and/or ridge heights of a property should not be raised in height unless buildings in the local context are significantly taller.*” Although a general increase in ridge height is therefore discouraged, the minimal increase in this instance, being approximately 0.4 metres, would not adversely impact the character of the area due the variety of ridge lines evident on the street.

The flat roofed dormer would comply with the BDG in that it would be set back from the sides of the roof, as well as set down from the ridge of the host structure. Whilst it is accepted that the dormer would appear as a significant addition to the dwelling, its built form is contained to the rear elevation, such that it would not have a considerable impact on wider character. On balance, it is considered to be an acceptable addition to the enlarged dwelling.

With regard to the single storey rear extension, this would appear as a modest and sympathetic addition to the host dwelling, taking on the gable form that is emphasised throughout the existing property. In any case, its inconspicuous position to the rear of the property would limit its effect on the street scene.

The proposal also comprises several other minor alterations, such as changes to fenestration, the removal of chimneys, and the use of different external finishes. Given the minor scale of these components, they would not have a significant impact on the appearance of the dwelling, thus no objection is raised.

Overall, despite the number of enlargements and alterations proposed, the development would not fundamentally alter the character and appearance of the host dwelling. As such, the proposal is considered to have an acceptable impact from a visual perspective, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The works to the first floor are contained within the existing footprint of the dwelling and would therefore limit the impact to the adjoining sites.

Whilst the proposed single storey rear extension would be of a greater scale compared to the conservatory it is intended to replace, it would only slightly protrude beyond the rear elevation of No.517, thus preventing any overbearing or loss of light impact.

With regard to outlook, the first-floor fenestration on the rear elevation of the enlarged dwelling would provide oblique views of the neighbouring sites rear gardens, however, this would not result in direct overlooking and would not comprise the privacy of the adjacent residents. The other additional elements of fenestration pose no added overlooking concerns.

In addition to the matters addressed above, a neighbouring resident has also raised concern for the potential disruption caused by the development process. This is not a material consideration in the determination of this planning application and does not constitute a reason to withhold permission.

Highway Access and Parking Provision: Within the objections received from the Parish Council, Cllr Prue Bray & the local resident, what is considered to be an insufficient lack of parking was a primary concern.

Notwithstanding the above, the Highways Officer has carefully reviewed the scheme and has raised no objection to the proposed development. The driveway of circa 10.4m x 12m will have ample space for more than three driveway parking spaces, which is acceptable.

The retainment of direct access to the rear garden will remain suitable for cycle storage, which is welcomed.

Landscape and Trees: There are no trees of note that will be impacted by the proposed scheme.

The Landscape & Trees Officer has recommended that a scheme of landscaping be provided prior to the commencement of the development, however, this is considered to be disproportionate to the scale of the works, such that it is unnecessary in this instance.

Ecology: A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that the building has evidenced no suitable features of value to bats where the proposed development works shall take place, hence additional surveys are not deemed necessary. An informative is recommended to advise what measure should be undertaken if bat roosts are found in the building.

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, 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:	Approve
Date:	15 April 2025

Earliest date for decision:	25 March 2025
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	15 April 2025