

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251252
Site Address:	15 Readwin Crescent, Wokingham, RG40 5BD
Expiry Date:	22 July 2025
Site Visit Date:	19/06/2025
/Proposal: Householder application for the proposed loft conversion with no.2 dormer windows, roof amendments and changes to fenestration.	

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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Highways – Further information requested.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached and semi-detached properties set in discernible groupings which are distinguished by repeated house type.

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 rear dormer window extensions would be set down from the main ridge and would be set in from the eaves of the host property. The proposals are clearly subservient to the host property and the use of matching materials would enable them to integrate with the character of the existing property. As a result, the proposals would not adversely impact the character of the area.

The new 3.no roof lights on the front elevation are of appropriate design and scale and would not appear as incongruous features in their residential setting. As a result, the new roof lights would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Overlooking:

Figure 4.25 of the Borough Design Guide sets out the Council's minimum privacy and amenity distances. For developments over two storeys, a minimum separation

distance of 15 metres is required between front elevations and between rear and flank elevations to maintain privacy and prevent a sense of enclosure. The proposed front roof lights and rear dormer windows would comply with these standards.

Loss of Light and Overbearing:

The proposed extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and notes that the proposal would increase the number of habitable rooms from 6 to 8, thereby requiring three on-site parking spaces in accordance with WBC Car Parking Standards. The Highways Officer notes that while the site plan shows two driveway spaces, it is unclear whether the garage - originally approved as a cycle store under planning refs 130456 and 170083 - will be retained for parking or storage. Although slightly below the minimum length requirement, the Highways Officer considers the garage acceptable for car parking in this instance, provided separate cycle storage is identified.

The Case Officer considers that, given the garage remains available for either car or cycle storage at the occupier's discretion, and that this is a minor householder development, it would not be reasonable or necessary to impose a dedicated cycle storage condition in this instance. Should the garage be used for cycle parking - leaving two off-street parking spaces - this is unlikely to result in a significant increase in on-street parking or adversely impact highway safety. The application site is situated within a quiet residential estate, with ample layby parking spaces available along Readwin Crescent immediately south of the site. As such, the existing parking and storage arrangements are considered acceptable.

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:	Approval
Date:	3 July 2025
Earliest date for decision:	17 June 2025

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	17.07.25