

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250985
Site Address:	12 Tamarisk Rise, Wokingham, RG40 1WG
Expiry Date:	29 July 2025
Site Visit Date:	15 July 2025
Proposal: Householder application for the proposed loft conversion and erection of no.1 rear dormer with roof terrace along with installation of roof lights.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
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 CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection :

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	14 Tamarisk Rise: Object Overlooking, loss of privacy Design not in keeping Loss of property value Offer response: Overlooking/loss of privacy addressed in neighbouring amenities section of report Design assessed in impact upon character section of report Loss of property value not a material planning consideration

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 dormer 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.

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.

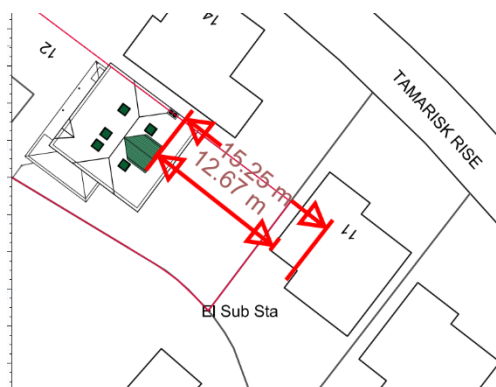
The inclusion of 3 roof lights on the front elevation and 2 rooflight to the rear is a minor addition which would not harm the street scene. Furthermore, within close proximity of the application site, no.9 has rear rooflights.

Neighbouring Amenity:

Overlooking: Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is not different as a result of the loft conversion and dormer window. Thus, the addition would not cause any significant harm with regards to no.14 neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The proposed window proportions are also modest in size rather than large, floor-to-ceiling glazing. The dormer window and rear rooflights look directly onto the side elevation of no.11. this property has no windows on the flank elevation and the nearest part of the property to the dormer is a single storey garage.

The BDG states the minimum separation distance of 15m for back to flank over 2 storeys. The separation distance from the dormer window and rooflights which are set back in the roof slope from the rear elevation to flank of no.11 is approx. 12.8m, which does not comply with the BDG. However, this is to the flank wall of the attached garage, the main habitable part of the property is 15.2m separation distances. In addition to this, the applicant's fallback position must be acknowledged. Based on the specifications of the dormer proposed, it falls within the parameters of benefiting from permitted development rights under Schedule 2 (Part 1) (Class B) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).



The southernmost rear rooflight serves a non-habitable room (bathroom) therefore

there are no overlooking concerns from this rooflight.

The other rooflight to the rear would serve for a habitable room (bedroom 4). The proposed rooflight, located approximately 1.3m above the finished floor level, does not allow for some limited views into neighbouring properties, however due to its elevated positioning and typical upward orientation in the roof slope as well as the separation distance, outlined above, this overlooking would be limited. As such, it would not result in any harmful overlooking or loss of privacy

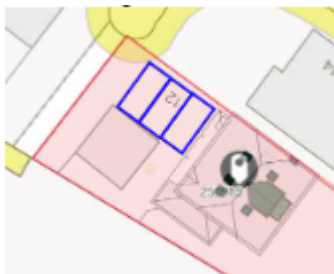
Loss of Light/overbearing: Given the nature of the scheme resulting in limited additional bulk and mass, the proposal is considered not result in loss of light or any overbearing impact.

Highway Access and Parking Provision: The applicant proposes to increase the numbers of habitable rooms from 7 to 8.

While the existing driveway and double garage will be retained, the dimensions of the existing garage do not fully meet the council's requirement for car parking, so it does not contribute towards parking provisions.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The existing driveway likely has sufficient spaces for three parking spaces by utilising the existing dropped crossing and are unlikely encroaching the highway obstructing the shared drive, which is acceptable.



No negative impacts on abilities for cycle storage are expected, which is acceptable.

Ecology: The Preliminary Roost Assessment (Report ref.: R2971_PRA_a) concludes that the property has been assigned negligible suitability for bats overall.

The survey findings demonstrate that these proposals are highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully. Therefore, the proposal would not have a harmful ecological impact.

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:	28 July 2025
Earliest date for decision:	26 June 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	28 July 2025