

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251122
Site Address:	111 Wargrave Road, Twyford, Wokingham, RG10 9PE
Expiry Date:	7 October 2025
Site Visit Date:	26/08/2025
Proposal: Householder application for the proposed insertion of rear dormer and roof lights to facilitate conversion of loft to create habitable accommodation.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements FD2 – Sustainable drainage FD3 – River corridors and watercourses NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

Application No.	Description	Decision & Date
240372	Householder application for proposed drop kerb to the front of property to create vehicular access.	Refused, 08/04/2024
160351	Application for non-material amendment to planning consent 153114 to allow reduction in size of single storey rear extension.	Approved, 23/04/2016
153114	Householder application for the proposed erection of single storey rear extension and demolition of existing conservatory.	Approved, 08/01/2016

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC CIL – No comments received.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council - No comments made.
Ward Member(s)	No comments received
Neighbours	An objection has been received from the occupiers of No. 107 Wargrave Road, RG10 9PE raising concerns on the following grounds: • Design and Character: The proposed dormer is considered to be overbearing, visually intrusive, and out of keeping with the character of the host dwelling and surrounding development. The varied use of window types is also cited as visually inconsistent with neighbouring properties. • Overlooking and Privacy: The size and positioning of the dormer windows are considered to result in significant overlooking of their dwelling and garden, leading to a loss of privacy and amenity. • Relationship with Neighbouring Properties: It is argued that the proposal does not relate well to the style, proportions, roof form, or materials of adjoining dwellings, which currently share a consistent appearance.

	• Visual Amenity: The development is considered to cause harm to the visual amenity of neighbouring occupiers due to its incongruous design and poor relationship with surrounding dwellings.
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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, properties that vary in design and appearance.

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 proposal seeks the erection of a flat-roof, rear-facing dormer extension. The dormer would be set down from the main ridge and positioned in from the eaves of the host property. While the box-style dormer would not replicate the original hipped roof form, its recessed position ensures that it reads as a subordinate addition rather than an over-dominant feature.

In considering the wider context, Wargrave Road is characterised by a mix of dwelling types and designs. While there are discernible groupings of properties which follow a repeated house type, there are also numerous examples of dwellings that adopt their own independent architectural styles and varied built forms. As such, the street scene is not uniform, and the introduction of a modest dormer of this and design would not appear incongruous or out of character in this setting.

Furthermore, the proposed dormer is located to the rear and would have limited visibility from the public realm, thereby reducing its overall impact on the character and appearance of the area. On balance, it is considered that the design of the dormer, although not fully reflective of the host dwelling's roof form, would be acceptable in scale, form, and positioning, and would comply with the aims of the

Borough Design Guide SPD and policies CP3 and CP9 of the Core Strategy.

The proposal also includes the installation of one front-facing roof window, one north-facing roof window, and a set of rear gable-end windows. These additions are of an appropriate design and modest scale and would not appear as incongruous features within their residential setting. As such, they are not considered to adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

Figure 4.25 in the Council Borough Design Guide SPD provides a summary of the Council's minimum privacy and amenity distances guidelines to maintain privacy and limit sense of enclosure. However, the guidance also recognises that character and context are material to the approach in each case.

The application site shares a back-to-flank relationship with No. 107 Wargrave Road to the rear. The BDG SPD states that where such a relationship exists, proposals over two storeys in height should maintain a minimum separation distance of 15 metres.

The proposed development would introduce a total of four new roof-level windows. The closest new window, located within the rear gable-end, would be positioned approximately 15.3 metres from the flank wall of No. 107 Wargrave Road. The remaining three windows, contained within the proposed dormer, would be situated approximately 16.2 metres from the same boundary. These distances are consistent with the guidance set out in the BDG SPD, which identifies minimum separation distances to mitigate overlooking and maintain residential privacy.

Although roof-level windows inherently provide slightly more elevated views, the proposed separation distances, together with the substantial rear garden at No. 107 Wargrave Road (approximately 29 metres in length), ensure that the western end of the garden is at an even greater distance from the proposed windows, further minimising any potential impact on privacy. A degree of mutual overlooking is generally common in residential areas and is not considered harmful in this context. As such, the proposed windows would not result in an unacceptable degree of overlooking or loss of privacy to any nearby neighbouring amenities.

With respect to the front facing velux window, as these window would maintain over 15 metres separation from properties across the street, any overlooking concerns are minimal.

In relation to the proposed north-side roof window, the submitted sectional plans indicate that this window would have a relatively low floor-to-ceiling height. This may increase the likelihood of occupants being close to the glazing and overlooking the rear garden and patio area of No. 1 Yewhurst Close. For this reason, it is considered reasonable to secure a condition requiring this rooflight to be fitted with obscure glazing, thereby safeguarding the privacy and amenity of the neighbouring property.

Loss of Light and Overbearing:

The proposed extension 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 considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Bat Scoping Survey (Crossman Associates, August 2025, ref: H1186.001) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed to be low. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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
Date:	3 October 2025
Earliest date for decision:	4 September 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	07.10.2025