

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252119
Site Address:	5 Lockhart Drive, Wokingham, Wokingham, RG40 5BF
Expiry Date:	4 November 2025
Site Visit Date:	2/10/2025
Proposal: Householder application for the proposed loft conversion with 3no. rooflights and 1no. rear dormer.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
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 DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
251741	Application for a certificate of lawfulness for the proposed erection of 1no. dormer to the rear plus roof lights following conversion of loft to create habitable accommodation.	Refused, 28/09/2025

CONSULTATION RESPONSES

Internal

WBC Highways – No objections, subject to a condition.
WBC CIL – No comments received.

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, link detached house located in an established residential area that is primarily characterised semi-detached and linked 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 flat-roof rear dormer extension would be set down from the main ridge

and inset from the eaves of the host property. The extension would therefore appear clearly subservient to the host dwelling, maintaining the dominance of the original roof form. Similar dormer extensions, albeit generally smaller in scale, are present elsewhere in the surrounding area, meaning the proposal would not appear visually out of place and overall, would not adversely impact the character of the area.

The proposed 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:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 15 metres separation from properties across the street, any overlooking concerns are minimal.

The proposed rear dormer windows would be sited over 38 metres from the rear elevation of the neighbouring dwelling to the immediate west, at No. 5 Ayres Grove. Given this separation, any potential overlooking or loss of privacy is considered minimal.

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. As the proposals would increase the number of habitable rooms from 6 to 7, the Highways Officer advises that the existing side garage is retained for vehicle parking only. A suitable condition will be attached to any 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 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:	8 October 2025
Earliest date for decision:	30 September 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.10.2025