

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261578
Site Address:	35 Woodwaye, Woodley, Wokingham, RG5 3HB
Expiry Date:	9 October 2026
Site Visit Date:	5 October 2026
Proposal: Householder application for the proposed insertion of dormers and roof lights to facilitate conversion of loft to create habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF): - Relevant national decision-making policies include Policies DM3 and DM6, together with the relevant national policies concerning sustainable development and well-designed places. 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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

No relevant planning history

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.

Neighbours	No comments received.
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APPRAISAL

Site Description: A detached bungalow with attached garage in the residential area of Woodley. The front garden is laid to paving for off street parking and the front boundary is a fence approximately 1m in height.

Principle of Development: The national decision-making policies within the August 2026 NPPF took effect on 17 August 2026. The relevant national decision-making policies have been considered alongside the development plan, with the weight afforded to existing development plan policies reflecting their consistency with the Framework. The application has been determined in accordance with the development plan unless material considerations indicate otherwise. No material consideration has been identified that justifies departing from the relevant development plan policies in this case. WBC Policies CP1, CP3 and CC07 remain consistent with the relevant national decision-making policies insofar as they require high-quality design, protection of amenity and appropriate parking provision, and they are afforded full weight in this assessment.

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.

Proposal: The insertion of two side facing dormer extensions and one rooflight to facilitate a first-floor bedroom, storeroom and ensuite. The existing hip roof would be replaced with a gable ended roof of the same pitch with grey concrete tiles and be same maximum height as existing. There would be a first-floor window to the front and rear gable.

The east facing dormer would have a flat roof and measure approximately 6.3m in length, 2.5m in height and 3m in depth. It will be set down from the roof ridge by 0.7m, set in from the eaves by 0.5m and set back from the principal elevation by 1.5m. It will have one window with obscure glazing to serve the ensuite and two high level windows 1.7m above the internal floor level. The separation distance with the side boundary will be at least 3m.

The west facing dormer will have a flat roof and measure approximately 2.8m in length, 2.3m in height and 2.6m in depth. It will be set down from the roof ridge by 0.7m, set in from the eaves by 0.8m and set back from the principal elevation by 5m. The separation distance with the side boundary will be at least 1m. There will be one rooflight forward of the dormer.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or

occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. The Borough Design Guide is adopted supplementary planning guidance and is a material consideration which provides detailed guidance in support of the development plan.

The street scene is a residential road with grass verges and comprises detached bungalows of a similar age and varying designs. There are several examples of dormer extensions in the road including at no's 36, 37, 42 and 44 Woodwaye. The replacement of the hipped roof with a gable end would alter the existing roof form. However, the ridge height and roof pitch would remain unchanged, and the varied dwelling designs and existing roof alterations within Woodwaye mean that the resulting roof form would not appear unduly prominent or incongruous within the street scene.

The proposed dormers would sit within the main roof slopes, 0.7m below the ridge and at least 0.5m above the eaves. The east-facing dormer would be set back 1.5m from the principal elevation, while the west-facing dormer would be set back 5m. The existing painted render at ground-floor level would be retained, with the gables and dormers finished in slate-grey composite weatherboarding. The proposal would therefore accord with the Wokingham Borough Design Guide, which advises that dormers should remain below the existing ridge, sit within the main roof slope and be set back from the eaves and roof edges. With respective side-boundary separations of at least 3m and 1m, the established rhythm of buildings and gaps along the street frontage would be maintained.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy. Although the east-facing dormer would occupy a substantial proportion of the roof slope, its set-down below the ridge, set-in above the eaves, setback from the principal elevation and subordinate height would prevent it from appearing as an additional storey or an unduly dominant addition.

Neighbouring Amenity:

Overlooking: The BDG recommends that buildings should be designed to provide reasonable levels of visual privacy to habitable rooms. The front-facing window would overlook the public street and frontages in a manner typical of the established residential relationship. The rear-facing window would overlook the application garden, and the separation and intervening garden relationship with dwellings to the rear would prevent any material loss of privacy. The bathroom window facing the side boundary with no. 33 Woodwaye would be obscure glazing and the 2 high level windows would be located 1.7m above the internal floor level. Furthermore, a condition will be added to the decision notice as follows:

***Obscured Glazing:** The ensuite window in the east-facing dormer shall be obscure-glazed and non-opening below 1.7 metres above finished floor level, and the remaining windows have their lowest glazed parts at least 1.7 metres above finished floor level. The windows shall thereafter be retained in that form.*

***Reason:** To protect the privacy of neighbouring occupiers, in accordance with Core Strategy Policy CP3.*

Loss of Light: The BDG recommends that new development should not have a material impact on levels of daylight in the habitable rooms of neighbouring properties. The dormer extensions would not cause harm through loss of light to the windows serving habitable rooms at the front and rear of the immediate neighbours at no. 33 and 37 Woodway. The first-floor side facing window at no. 37 does not serve a habitable room. The relationship between the proposed east-facing dormer and the rooflight at No. 33 has been considered. Having regard to the dormer's position within the roof slope, its height and the approximately 3-metre separation from the common boundary, the proposal would not materially reduce daylight or outlook to that opening.

Overbearing: The overbearing impact has been assessed having regard to the development's height, bulk, proximity and relationship with neighbouring dwellings and private amenity areas. As the dormers would be set within and below the main roof, the maximum roof height would remain unchanged and, having regard to the building-to-building relationship, intervening boundary treatment and the position of the dormers within the roof slopes, the proposal would not appear unacceptably dominant or oppressive from neighbouring dwellings or gardens.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the MDD Local Plan requires an appropriate level of off-street parking to be retained. The proposal would increase the number of bedrooms from three to four and would therefore require three off-street parking spaces under the Council's adopted parking standards. The submitted site plan and site inspection confirm that the driveway can accommodate three independently accessible spaces, each measuring at least 5 metres by 2.5 metres, within the application site. An appropriate level of parking would therefore be retained in accordance with Policy CC07.

Planning Balance/Conclusion: The proposal is acceptable in principle within the settlement. By reason of its siting, detailed design, unchanged ridge height and relationship with surrounding development, it would preserve the character and appearance of the host dwelling and street scene, safeguard neighbouring amenity and retain appropriate off-street parking. No conflict with the development plan or relevant national decision-making policies has been identified, and there are no material considerations indicating that permission should be withheld. The proposal therefore represents sustainable development, and planning permission should be granted.

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:	Yes
Recommendation:	Approve
Date:	8 October 2026
Earliest date for decision:	30 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	08/10/26