

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252885
Address:	25 Langborough Road, Wokingham, RG40 2BU		
Proposal:	Householder application for the proposed installation of a rooflight and a rear dormer to facilitate conversion of the loft to habitable accommodation.		
Heritage Asset:	Langborough Road Conservation Area Listed building along with conservation areas are classed as designated heritage assets under the NPPF (Dec 2024) and in the Council's Local Plan policies.		
Site Visit Made:	No, but familiar with area and context		

Summary Of Recommendations

Objection – amendments required

Comments On Proposal

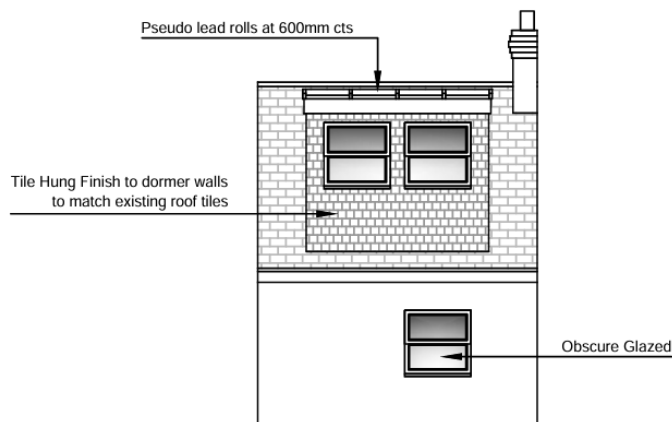
The application proposes the extension and alteration to no. 25 Langborough Road, a mid-terrace 19th century dwelling house located within the Langborough Road Conservation Area. Given the host and context, it is important that any proposed alterations are appropriate and sympathetic to the historic setting.

It is proposed to extend and alter the building with a box dormer to the rear roof pitch and roof light to the front roof pitch as to facilitate a loft conversion for greater habitable space.

The host building is a mid-terrace dwelling of the late 1880s, albeit designed in an earlier 19th century style. The terrace of six, known as Wellington Place, is moderately well preserved, brick under a shallow pitched end-hipped slate roof, although all the original windows have been lost to uPVC replacement, and 2no. have been inappropriately rendered to the front. Notwithstanding these unfortunate alterations, the terrace still provides a positive contribution to the character and appearance of the Conservation Area.

The direct neighbour of no. 27 Langborough Road had approved a similar scheme in 2022, which whilst has created an adverse effect upon the character and appearance of the Conservation Area, has effectively created a reasonable precedent for the proposed works. However, the following points are raised:

- The dormer at no. 27 as approved under application 223184, has not been built to the approved drawings, which specially allowed for the dormer to be set back from the property boundary line:



- Given the dormer appears to have been constructed in 2023, it would still be within an enforceable period, and thus, as built, it cannot form a precedent for works to no. 25.
- Notwithstanding the non-compliance of alterations under 223184, the proposed dormer at no. 25 should be set back as to allow for greater separation.
- Similarly, the proposed facing materials should be slate as to match the roof pitch, and that of no. 27's dormer.
- Further to this, the proposed rooflight to the front should be reduced in size as to match that of no. 27, thus creating a consistent appearance for the terrace. As annotated, the rooflight shall be a 'conservation' type.

Provided the above amendments are forthcoming, no objection can be raised to the application.

Conditions

N/A

Date:	21/12/2025	Signed:	Roderick McDonald Built Heritage Officer
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