

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252885
Site Address:	25 Langborough Road, Wokingham, RG40 2BU
Expiry Date:	22 January 2026
Site Visit Date:	17/12/2025
Proposal: Householder application for the proposed installation of a rooflight and a rear dormer to facilitate conversion of the loft to 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 TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
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 SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – Objects to the proposed development

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	27 Langborough Road – Supports application.

APPRAISAL

Site Description:

The application site relates to a two storey, terrace house located in an established residential area that is characterised by groups of terraced, detached and semi-detached properties that vary in style and architecture.

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 and Built Heritage

The application proposes the erection of a flat roof rear dormer extension and the insertion of 2.no front facing roof lights. No.25 Langborough Road is a mid-terrace 19th century dwelling house located within the Langborough Road Conservation Area.

The Council's Built Heritage Officer has reviewed the application and notes that the

terrace of six dwellings, known as Wellington Place, is moderately well preserved, comprising brick construction beneath a shallow-pitched, end-hipped slate roof. While original windows have been replaced with uPVC and two properties have been inappropriately rendered, the terrace nonetheless makes a positive contribution to the character and appearance of the Conservation Area.

The Council's Built Heritage Officer considers that the proposed rear dormer should be set in from the side roof elements to allow for a greater degree of separation and to better respect the proportions and rhythm of the host roofscape. While the Officer acknowledges the presence of a similarly sized dormer at the adjoining property no. 27 Langborough Road, which was approved under planning application ref. 223184, it is noted that the dormer as constructed does not accord with the approved plans. In that case, the approved dormer was intended to be set approximately 0.7 metres in from the side roof slopes, whereas the dormer as built extends across almost the full width of the roof plane.

As the development at no. 27 has not been implemented in accordance with the approved drawings, it cannot be relied upon as a valid precedent.

However, the Case Officer considers that the principle of a rear dormer extension within this terrace has been established through the grant of planning permission at no. 27 Langborough Road. Although the approved dormer at that property was set in from the sides, it nonetheless occupied a substantial proportion of the rear roof slope, demonstrating that a dormer of such size can be accommodated on this terrace without, in principle, causing harm to the character of the host building or the wider Conservation Area when appropriately located. In this instance, the proposed rear dormer, when assessed in the specific context of the adjoining development at no.27 and the overall form of the six-dwelling terrace, would not appear incongruous or visually disruptive. Its acceptability is closely tied to the existing pattern of development within the terrace and the fact that the dormer would not be visible from the public street scene. The Built Heritage Officer has also requested that the proposed facing materials be slate, in order to match the roof pitch and the dormer at no. 27. These changes were incorporated following receipt of the amended plans on 16/01/2026.

As such, the proposed rear dormer extension would not adversely impact the character and appearance of the Langborough Road Conservation Area.

The new 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:

Principle R16 of the Borough Design Guide requires a minimum back-to-flank separation distance of 15 metres for houses over two storeys to mitigate overlooking and limit a sense of enclosure.

The views offered from the proposed rear dormer windows would be similar to that shared from the existing arrangement and would be positioned over 24 metres from

the side boundary of no.8 Gipsy Lane to the rear. As such, any overlooking or loss of privacy concerns are minimal.

The new roof 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.

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:

As the proposal would not affect the existing parking arrangement on the application site, the Council's Highways Officer has raised no objections to the proposed development.

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 January 2026
Earliest date for decision:	30 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20/01/26