

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253145
Site Address:	Kingsley House, Southlands Road, Wokingham, RG40 2HS
Expiry Date:	24 April 2026
Site Visit Date:	4 March 2026
Proposal: Householder application for the proposed installation of front and rear dormers and rooflights 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 CP2 – Inclusive Communities 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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy 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
141408	Proposed erection of 2no detached dwellings with new access. Demolition of existing dwelling.	APP - 18 June 2014
150055	Application for submission of details to comply with the following conditions of planning consent F/2014/0274 (dated 18/06/2014): Condition 3: Samples and details of materials. Condition 4: Scheme of landscaping.	APP - 21 September 2016

CONSULTATION RESPONSES

Internal
No comments received.
External
No comments received.

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: Southlands Road is situated in Wokingham, a Major Development Location. Kingsley House is a two-storey detached dwelling constructed in red-brick and white rendering. The roof is pitched and features a single-storey forward extension, also with a pitched roof. At the rear, there is a single-storey flat-roofed extension. The dwelling has a front driveway (approx. 10m x 18m) providing 5no. vehicle capacity. There is further capacity with an integral double garage on the front elevation. There is a large rear garden, providing approximately 35m x 18m of amenity space. 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. Design / 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. Kingsley House is situated on Southlands Road, a quiet residential area with predominantly two-storey detached dwellings of similar age and design with red-brick, white rendering and pitched, tiled roofs. This creates a cohesive and well-spaced

residential character. Dwellings on the southern side of Southlands Road are set-back from the highway, with large front driveways and integral garages. The street scene is moderately vegetated with hedges and trees along the highway.

Front Dormer

The proposed front dormer would be visible from the public highway. The design features 2no. front facing dormer windows set within the main roof formation. They are approximately 2m x 2m, subordinate to the main roof ridgeline by 1m and 0.7m above the main eaves. Therefore, the dormers are suitably subservient to the main roofscape and would not cause a significant threat to the design and character of the area due to the modest dimensions and appropriate design features. Furthermore, the roofscapes on Southlands Road have an irregular pattern and do not follow a continuous design language. For instance, neighbouring properties such as Fountain Lodge, Northwood and Wildwood all feature varying dormer-style developments set within their main roofscapes. The dormer walls will be finished in lead-effect GRP and the windows in white Upvc to match existing. These materials are considered continuous and fitting with the existing dwelling and the wider street scene. Taking all this into consideration, the proposed front dormers would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy.

Rear Dormer

As this part of the development will occur on the rear elevation, not visible from the public domain, there would be no harm to the character of the area and complies with Policy CP1 and CP3 of the Core Strategy. It is also suitably subservient to the main roof ridgeline and of an appropriate design.

Neighbouring Amenity

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking

The front-facing roof dormers set within the principal roof slope of the dwelling would not give rise to any increased or significant threat of overlooking. This is because the dormers are positioned on the front elevation meaning that any line of site is directed to the public highway and the dwellings on the northern side of Southlands Road (Wildwood and Northwood), which already experience a public-facing context. Moreover, these dwellings are approximately 30m away which is a significant distance and further reduces any potential loss of privacy. Moreover, there are several mature trees on the front boundary which minimise overlooking.

In this regard, the front dormers would not significantly alter the existing relationship between the host dwelling and its surroundings, with outlook restricted to the street scene and not into private neighbouring amenity space.

The rear dormers similarly would not cause a significant increase of overlooking beyond the existing first-floor rear facing windows. This is because the windows primarily face toward the host dwelling's private amenity space with no direct line of site into habitable rooms of the neighbouring properties. Furthermore, the separation

and boundary vegetation mean that any views are oblique. It would appreciably exceed the minimum back to back distance of 26 metres.

Finally, there are 6no. rooflights proposed. These are set within the main pitched roof slope and would therefore not increase overlooking.

Overall, there is no significant impact of overlooking and therefore adheres to the aims of Policy CP3 in respect of residential amenity.

Loss of Light:

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

The development would not result in any increase in the loss of light to neighbouring properties. This is primarily due to the positioning within the existing roof slope and not altering the massing or height of dwelling.

The front and rear dormers do not project above the existing main ridgeline (subordinate by 1m) limiting any light obstruction to neighbouring properties. Also, the dormers are positioned centrally, set away from the roof edges and do not extend across the full width of the roof which further reduces the obstruction of light.

Overall, there is no significant impact to the loss of light to either neighbour from this development, therefore adhering with the aims of Policy CP3 in respect of residential amenity.

Overbearing

The BDG states that the eaves and ridge heights should not be raised in height. The proposed dormers are set within the roofscape. Secondly, it is recommended that dormer windows should not project above the existing ridge line, should be set back from the roof sides and eaves of the main roof. This proposal adheres to this as the dormers are suitably 1m below the ridge line, 0.7m above the eaves, 1.8m (front elevation) and 2.2m (rear elevation) from the roof sides.

Highway Access and Parking Provision

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The proposed loft conversion into a habitable room would increase the number of habitable rooms. However, as the property has a 5no. capacity with a further 2no. within the integral garage, the proposal is considered acceptable regarding Policy CC07.

Amenity Space

As the development is happening within the main roofscape there will be no impact to amenity space.

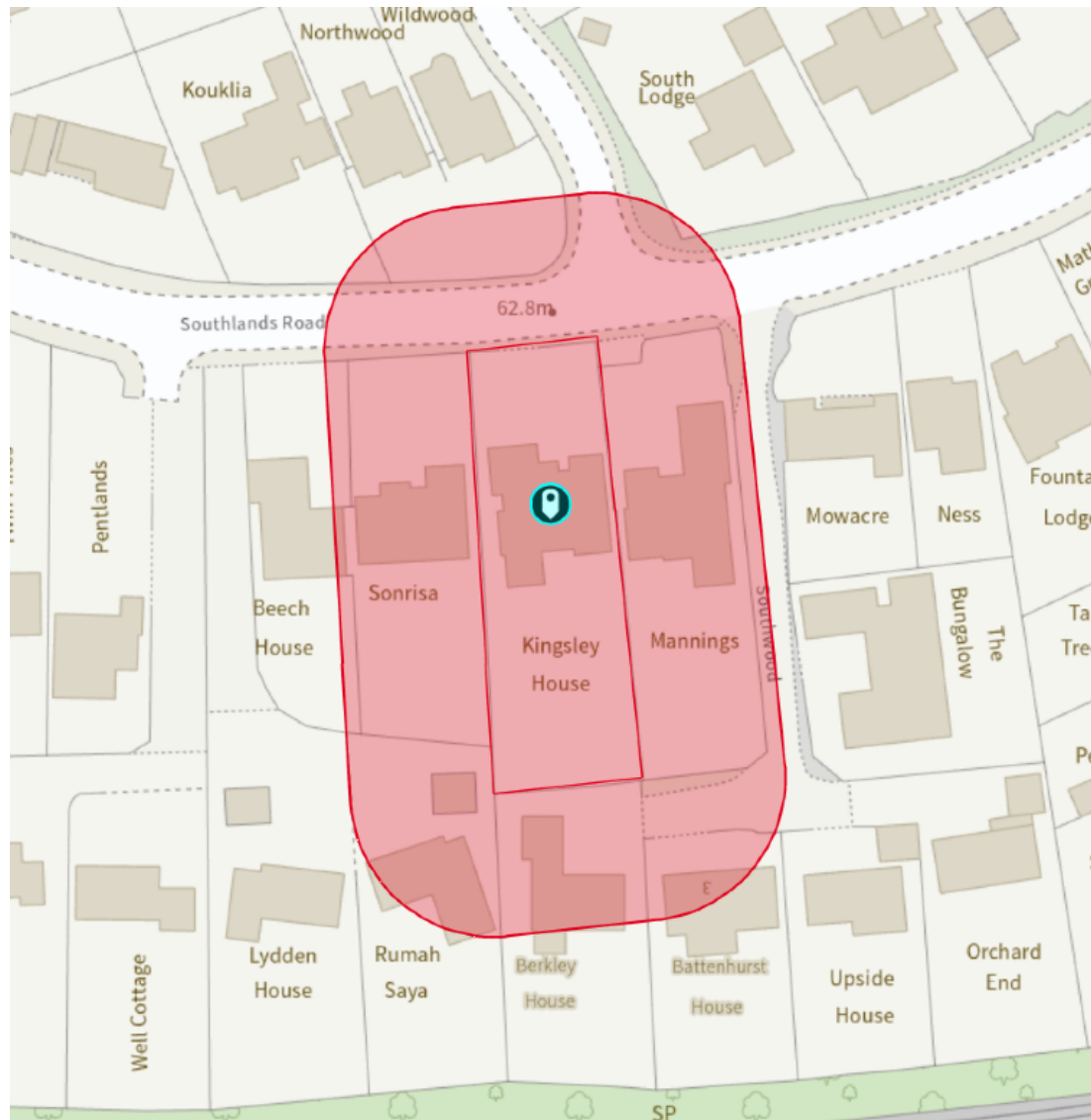
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	Approved
Date:	27 March 2026
Earliest date for decision:	22 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.03.2026

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
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1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Southlands Road

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	ZS903	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	ZS905	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	ZT902	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	ZT903	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	ZT905	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000~es=11401&location=481146,167261%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m