

PLANNING STATEMENT

5 Lismore Close, Woodley, RG5 3RT

Proposed loft conversion with rear dormer and rooflights

October 2026 | Prepared by KVL Designs Ltd

1. Introduction

This Planning Statement accompanies an application for full planning permission for a loft conversion incorporating a rear dormer and rooflights at 5 Lismore Close, Woodley, RG5 3RT. It has been prepared in response to Wokingham Borough Council's request for a Planning Statement in connection with planning application reference 262213.

The property comprises two existing self-contained residential flats, one at ground-floor level and one at first-floor level. The proposed loft accommodation would form part of the existing first-floor flat. No additional residential unit or change of use is proposed.

2. Site and Surroundings

The application site lies within an established residential area of Woodley. The existing building is a two-storey residential property with a pitched roof. The surrounding area is predominantly residential in character.

An ecological survey prepared by Arbtech Consulting Ltd describes the site as comprising a first-floor flat with a loft and a vegetated garden with ornamental hedging. The survey records an approximate site area of 0.016 hectares; the application red-line area should be checked against the submitted location plan.

3. Proposed Development

The application seeks permission for a loft conversion with a rear dormer and associated rooflights, as illustrated on the submitted existing and proposed plans and elevations. The works would provide additional accommodation ancillary to the existing first-floor flat, without subdividing the property or increasing the number of dwellings.

The existing and proposed roof finishes identified on the application form include concrete roof tiles, with a felt-covered flat roof to the dormer. Final details of external finishes should be read alongside the submitted drawings and may be secured by condition if required.

The accompanying block plan should identify the position of the proposed rear dormer and rooflights by annotation or hatching, in accordance with the Council's validation request.

4. Planning Policy Context

Planning decisions are to be made in accordance with the development plan unless material considerations indicate otherwise. Relevant national policy is contained in the National Planning Policy Framework (NPPF), particularly its emphasis on achieving well-designed development and safeguarding residential amenity.

The adopted Wokingham Borough Core Strategy (2010) includes Policy CP1 (Sustainable Development) and Policy CP3 (General Principles for Development). These policies are relevant to sustainable design, the character and appearance of the host building, and neighbouring residential amenity. The adopted Managing Development Delivery Local Plan (2014) provides the further development management policy framework, including Policy CC01 (Presumption in Favour of Sustainable Development). The Council's Borough Design Guide SPD, particularly its residential alterations and extensions guidance in Section 4, and the Woodley Design Statement are material design considerations. The proposed dormer and rooflights should be assessed for their position within the roof slope, scale, detailing, relationship to the host building and effects on surrounding properties.

The Wokingham Borough Local Plan Update 2040 remains at examination as at October 2026 and has not replaced the adopted development plan. The Council has also commenced preparation of a Local Plan 2045. Emerging policies carry only such weight as is appropriate to their stage of preparation.

5. Assessment of the Proposal

Principle of development. The scheme improves the accommodation within an existing residential flat without creating an additional dwelling or changing the established residential use. In principle, this represents an efficient use of an existing building within the residential area.

Design and character. The principal external alteration is a rear dormer, together with rooflights. The proposal seeks to integrate the roof alterations with the existing building through appropriate siting, scale and external finishes. The dormer's dimensions, location within the roof slope, roof form and visual prominence should be considered against Core Strategy Policy CP3, Section 4 of the Borough Design Guide SPD and the Woodley Design Statement. The submitted drawings provide the definitive dimensions and elevations for that assessment.

Neighbouring amenity. As the accommodation remains within the existing building and roof, the principal considerations are overlooking, privacy, daylight and any additional sense of enclosure from the dormer. The proposal is intended to avoid unacceptable impacts on adjoining residential occupiers. These matters should be assessed by reference to the final submitted elevations and site relationships.

Highways and parking. No additional dwelling is proposed, and the existing residential use is unchanged. Accordingly, no material increase in parking demand is anticipated solely as a result of the loft conversion.

Ecology. Arbtech Consulting Ltd completed bat emergence and re-entry surveys in June 2026. No bat roosts or emergences were identified, and the report concludes that further bat surveys and a bat licence are not required for the proposed works. The report nevertheless requires a wildlife-sensitive lighting strategy during and following construction and recommends an integrated bat box as an enhancement. The development should be carried out consistently with those ecological recommendations.

Biodiversity Net Gain. The submitted application form claims the exemption for development sites of 0.2 hectares or below. The ecological report records a site area of approximately 0.016 hectares. The exemption remains subject to the applicable criteria, including the absence of impacts to priority habitats; the bat survey alone is not a full priority-habitat assessment.

6. Conclusion

The proposal provides additional living accommodation within the existing first-floor flat, without the creation of a new dwelling or any change to the residential use of the property.

Subject to the Council's assessment of the final drawings, and implementation of appropriate external finishes and ecological lighting measures, the development is considered capable of complying with the design, amenity and environmental objectives of the NPPF and the adopted Wokingham Borough development plan, particularly Core Strategy Policies CP1 and CP3. Planning permission is respectfully sought.

Documents referred to

- Full planning application form: 5 Lismore Close (October 2026).
- Arbtech Consulting Ltd, Bat Emergence and Re-Entry Survey, report dated 30 June 2026 (final version July 2026).
- Existing and proposed architectural plans and elevations (drawing references to be checked before issue).
- Wokingham Borough Core Strategy (2010), Managing Development Delivery Local Plan (2014), Borough Design Guide SPD (Section 4), Woodley Design Statement, and National Planning Policy Framework.