

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251943
Site Address:	47 Samborne Drive, Wokingham, RG40 1GF
Expiry Date:	18 December 2025
Site Visit Date:	7 November 2025
Proposal: Householder application for the proposed loft conversion with 5no. Velux rooflights.	

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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements SS12 – South Wokingham Strategic Development Location NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List South Wokingham SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
O/2010/1712	Outline application for a development of 34.71 hectares of land to provide up to 650 dwellings, including 35% affordable housing within which there will be 18 units of dementia care housing, first stage of southern distributor road with new vehicular access junction to London Road, secondary access to London Road and two additional cul-de-sac accesses serving residential properties fronting London Road, a	Approved - 18th December 2012

	two-form entry primary school with a foundation unit, multi-use games area (MUGA) and playing fields, children's play facilities, a local neighbourhood centre, Suitable Alternative Natural Greenspace (SANG) incorporating a community orchard, land for allotments and sustainable urban drainage systems (SUDS). (Means of access to be determined.)	
251525	Application for a certificate of lawfulness for the proposed loft conversion to create habitable accommodation along with installation of additional roof lights.	Refused – 11 th August 2025

CONSULTATION RESPONSES

Internal

WBC Ecology – No objection

External

None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to an end-of-terrace, red-brick, two-storey dwelling within the major development location of Wokingham. The proposal seeks permission for a loft conversion facilitated by the installation of 5 Velux rooflights - 3 to the principal roof slope and 2 to the rear roof slope. The conversion would increase the existing 2 bedroom dwelling to a 3 bedroom.

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:

The installation of modestly sized rooflights is the only proposed change to the frontage of the dwelling and is consistent with the existing residential character, where similar alterations namely no.37 are present. As the proposal does not alter the roof profile or add bulk, it would not harm the character or appearance of the dwelling or surrounding area.

Neighbouring Amenity:

Overlooking:

The proposed rooflights will serve the converted loft space. The three roof lights positioned on the principal elevation would overlook the front driveway and public realm, these windows would maintain over 15 m separation from the opposite dwelling's flank wall across Samborne Drive. Similarly, the two proposed rear roof lights would be positioned over 26m from the neighbouring no.59, in keeping of the recommended rear-to-rear and front-to-flank separation distances recommended by the Borough Design Guide.

Views from rooflights are angled upwards and do not enable harmful direct overlooking. No adverse impact is anticipated.

Loss of Light:

The proposal does not increase the roof height or massing and introduces no extensions. As such, there is no anticipated material loss of light.

Overbearing:

As the works are entirely within the existing roof, the proposed would not create any additional sense of enclosure or overbearing impact.

Highway Access and Parking Provision:

The proposal increases the number of bedrooms from two to three. In accordance with WBC parking standards, dwellings with three bedrooms require two off road parking spaces. The site maintains its existing parking provision and remains compliant.

Ecology:

The submitted Preliminary Roost Assessment has been reviewed. The WBC Ecology Officer confirms no ecological objection, provided the development is carried out in accordance with Section 6 of the PRA report. A standard condition and informative regarding adherence to the report and general wildlife protection is included on the decision notice.

Conclusion:

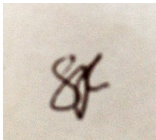
For the above reasons, the application is recommended for approval.

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:	10 December 2025
Earliest date for decision:	14 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11.12.25

PLANNING CONSTRAINTS/STATUS

- *Thames Basin Heath SPA Mitigation Zones*
- *Bat Roost Habitat Suitability*
- *Parish -Wokingham CP*
- *Ward - Wescott*