

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252285
Site Address:	34 Glover Crescent, Arborfield, Wokingham, RG2 9TS
Expiry Date:	19 November 2025
Site Visit Date:	9 October 2025
Proposal: Householder application for the proposed installation of two roof lights to the front roof slope and one roof light to the rear roof slope to facilitate a loft conversion.	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: 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: Two storey terraced dwelling.

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.

Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

CP11 states:

2) It does not lead to excessive encroachment or expansion of development away from the original buildings

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building

Due to the nature of the proposal, it would not result in any unacceptable harmful impact or does not inappropriately encroach the surrounding countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The proposed loft conversion to additional habitable accommodation would only involve internal modifications. The addition of 3 rooflights, 2 to the front and 1 to the rear would be a minor addition which would not harm the street scene.

Neighbouring Amenity:

Overlooking: The scheme would add 2 rooflight on the front elevation and 1 rooflight on the rear elevation as a result of the loft conversion. The rooflights to the front would face 20 Glover Crescent at a distance of approx. 17m. The minimum front to front separation distance advocated in the BDG is 15m, thus complying with the BDG.

The rooflight to the rear would face the rear of no.61 at a distance of approx. 21m. The minimum back to back separation distance advocated in the BDG is 15, thus complying with the BDG.

Loss of Light/Overbearing: Given the nature of the scheme resulting in limited additional bulk and mass, the proposal is considered not result in loss of light or overbearing.

Highway Access and Parking Provision: The application site currently has 2 car parking spaces. The proposal would add another bedroom, therefore 3 bedroom in total. The site would comply with WBC's adopted parking standards after development given 3 or less bedrooms require 2 car parking spaces. Thus, no objection.

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:	Approve
Date:	17 November 2025
Earliest date for decision:	22 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	17 November 2025