

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262147
Site Address:	18 Hazylwood, Wokingham, RG40 5AW
Expiry Date:	5 November 2026
Site Visit Date:	24 September 2026
Proposal: Householder application for the proposed erection of 2no. pitched roof rear dormers connected with a flat roof and 3no. rooflights to the front roof slope and 1no. rooflight to the side elevation facilitating loft conversion for 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List North Wokingham SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
161839	Hybrid Application - Outline Application: A section of the Northern Distributor Road (NDR) and associated infrastructure, including a Cycle and footway. - Full Application: The erection of 128 dwellings	Approve 28/10/2016

	and associated areas of Suitable Alternative Natural Green Space (SANG), open spaces and drainage/attenuation. Two accesses from Bell Foundry Lane and a temporary cycle and footway. Demolition Of existing farm buildings and one dwelling.	
220105 - 16 Hazylwood, Wokingham, RG40 5AW	Householder application for the proposed conversion of loft space to create habitable accommodation and installation of 2 no. dormer to the rear, changes to fenestration plus insertion of 4 no. rooflights.	Approve 08/02/2022

CONSULTATION RESPONSES

Internal

WBC CIL – not liable

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site is situated within a modern residential development built as part of the North Wokingham Strategic Development Location. The site comprises a two-storey dwelling that forms part of a semi-detached pair with 16 Hazylwood. The adjoining dwelling at No. 16 has been altered through a comparable roof conversion with fenestration, for which planning permission was granted in 2022. This application would seek to provide a broadly balanced relationship with the extensions at No.16. The surrounding area has a relatively consistent scale and design, so establishing this context of implemented development at the adjoining property is particularly relevant.

Proposal: This application seeks permission to convert the existing loft to habitable accommodation. The proposed loft layout would provide a bedroom, office, and en-suite, together with associated eaves storage. The external alterations would comprise two rear pitched-roof dormers connected by a flat roof, three rooflights within the front roof slope, and one rooflight within a side roof slope. The materials proposed are to match those used externally on the existing 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.

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: Core Strategy Policy CP3 requires development to be appropriate in terms of its scale, mass, layout, built form, height, materials and local character, and to achieve a high quality of design without detriment to adjoining land users or occupiers.

R1 of the Borough Design Guide SPD requires development to contribute positively towards, and be compatible with, the historic or underlying character and quality of the local area. R23 requires alterations and extensions to be well designed, to respond positively to the original building, to contribute positively to local character and to relate well to neighbouring properties.

When viewed from the street scene the only visible changes to the front elevation would be the three rooflights within the front roof slope. Their limited projection and simple appearance would ensure that they would not appear unduly prominent or materially alter the character of the front elevation. The side rooflight would similarly be a modest intervention within the existing roof slope.

The greater part of the additional built form would be positioned on the rear roof slope. The proposed dormers would be set in from the eaves and would not project above the principal ridge. Due to their height, depth and design, they would appear as subservient additions to the main dwelling. They would have pitched roof elements, with matching tiles proposed, helping the additions respond to the roof form and materials of the host dwelling.

The proposed works have also been designed to correspond with the roof conversion at the adjoining half of the semi-detached pair, 16 Hazylwood. The submitted existing and proposed drawings show the adjoining dormer conversion and allow the two properties to be considered together. Repeating an established form on the attached dwelling would create a degree of visual balance across the pair and would avoid No. 18 appearing as an unrelated or isolated roof alteration.

Overall, the proposal would represent an acceptable alteration to the dwelling and

would accord with Policy CP3 of the Core Strategy and the design objectives of the Borough Design Guide SPD.

Neighbouring Amenity: Policy CP3 of the Core Strategy requires development to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

Overlooking:

The proposed dormer windows would provide views across the rear garden of the host dwelling. Beyond the rear boundary, the property backs onto the rear of a detached double garage, which limits opportunities for direct overlooking of neighbouring habitable accommodation. The front rooflights would face the highway and properties opposite rather than the private rear amenity areas of immediately adjoining occupiers. Their position within the roof slope would not result in a detrimental privacy impact.

Accordingly, given the orientation of the windows and the relationship with the surrounding development, the proposal is not considered to result in a detrimental overlooking or loss of privacy to neighbouring occupiers.

Loss of Light & Overbearing:

The proposed dormers would be positioned at roof level and remain below the principal ridge. Given their scale and design they would not increase the dwelling's footprint. As a result, they would not appear unduly dominant or overbearing to neighbouring occupiers or result in a detrimental loss of light to the adjoining property.

Highway Access and Parking Provision: The submitted application confirms that no new or altered vehicular access is proposed and that the works would not affect the existing car parking arrangements. The proposal is consequently considered to have no detrimental impact on highway access or parking provision.

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.

Conclusion: For the reasons stated above the proposal is acceptable and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	30 September 2026
Earliest date for decision:	5 October 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.10.2026