

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260531
Site Address:	5 Saddle Place, Arborfield Green, Wokingham, RG2 9LJ
Expiry Date:	29 April 2026
Site Visit Date:	7 April 2026
Proposal: Householder application for proposed loft conversion including roof alterations and installation of two front dormers and rooflight and installation of rear 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES	
Internal	
None	
External	
None	

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

APPRAISAL
Context: The application site is located within a residential setting of Arborfield. This application seeks planning permission to convert the loft of 5 Saddle Place, facilitated by two dormer extensions and the installation of rooflights.
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: Due to their location on the rear roof slope, the proposed rooflights would have a negligible presence within the street scene and would not result in any harm to the character or appearance of the area.

The proposed dormer extensions would incorporate flat roofs and would accord with the Borough Design Guide (BDG) by being set down from the existing ridge line and set back from both the eaves and the sides of the roof. While the dormers would be visible from the street, their limited scale in relation to the host roof, together with their well-proportioned design, would ensure that they read as sympathetic additions that respect the form and appearance of the dwelling.

To facilitate the dormers, the existing gable roof projection would be removed. It is acknowledged that this feature is likely to have formed part of the original estate design to avoid a plain or box-like façade, and its removal therefore warrants consideration. However, this architectural interest would be effectively replaced by the introduction of the dormer features, which would provide visual relief and prevent an unduly bland appearance.

It is also acknowledged that the resultant design would reflect the styles of Nos.11, 15 and No. 17, which are situated within the same street scene. Accordingly, there would be no loss of visual cohesion, despite the uniform architectural styles of the properties.

Overall, the proposal would result in an acceptable visual impact and would comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The proposed fenestration would result in oblique views towards neighbouring properties; however, this would not give rise to any harmful overlooking as they are on the front elevation with the outlook predominantly onto the road. Furthermore, given the minor increase in built form, the proposal would not result in any unacceptable loss of light or overbearing impact.

Conclusion: For all the above, the proposal is acceptable and 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:	Approve
Date:	13 April 2026
Earliest date for decision:	25 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	13 April 2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Arborfield Garrison*