

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250751
Site Address:	40 Sturges Road Wokingham, Berkshire, RG40 2HE
Expiry Date:	2 June 2025
Site Visit Date:	22 April 2025
Proposal: Householder application for proposed erection of a single storey side and rear extension; 1 No dormer to facilitate a loft conversion, and changes to fenestration following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Conservation Area
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
JCEB Mineral Safeguarding Areas

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development 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

WBC CIL: Not CIL liable

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 semi-detached 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:

The single storey pitched extension would project approx. 7.60m in depth and built close to the side boundary of no.38, which does not comply with the Borough Design Guide which states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. However, the host property has a very spacious garden to accommodate such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The BDG states *“loft conversions and dormer windows should not project above the existing ridge line”, “dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof”* and *“dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportions”*. The loft conversion and pitched roof rear dormer does not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. Moreover, with the dormer being located at the

rear it would not be particularly visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The inclusion of rooflights is a minor addition and would not harm the street scene given there are already examples such as at no.38.

Neighbouring Amenity:

Overlooking: With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

The Borough Design Guide outlines that second storey fenestration must retain at least a 30-metre distance between back-to-back elevations. The separation distance from the rear dormer of 40 Sturges Road and 16 Moles Close is over 40m, thus complying with the BDG.

Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the rear dormer and it's oblique angle/view of neighbouring rear gardens. Thus, the rear dormer would not cause any significant harm with regards to neighbouring amenities. This type of overlooking is common within urban residential plots given other roof lights and dormer windows in the immediate area such as at no.46 & no.48 Sturges Road.

The second-floor side window for the landing as part of the loft conversion would face the side of no.42. There would be no overlooking concerns as no.42 is a blank wall and no openings.

Loss of Light: No.38 has a planning application for an single storey rear extension which has been approved and built. As a result of the proposed side and rear ground floor extension, there is potential for loss of light to kitchen/diner of no.38. Whilst a line of 45* degrees would be breached as a result of the extension, the 45* degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. Also, more than 50% of available daylight would still reach the affected window, with the purpose of the guideline is to prevent significant loss of daylight rather than to prohibit any reduction at all. Furthermore, the no.38 rear extension does have rooflights which allows for further natural light. Therefore, it is not considered to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light. No objections have been received from the neighbouring occupiers.

With respect to no.42 Sturges Road the proposed rear and side extension is suitably located and of modest proportions not to pose any unreasonable concerns of loss of light.

Overbearing: The proposed single storey rear extension depth of no.38 is approx. 4.20m, and the proposed rear extension of no.40 would project approx. 2.90m ahead of the rear building line of no.38. However, the overall scale and massing of the extension is proportionate to the host property and consistent with typical residential

extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing.

With respect to no.42 Sturges Road the proposed rear and side extension is suitably located and of modest proportions not to pose any unreasonable concerns of overbearing.

Highway Access and Parking Provision: The numbers of habitable rooms will remain unchanged as seven. The existing driveway and parking will be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Amenity Space: The remaining rear amenity space would exceed the minimum depth requirement of 11 metres (approx. over 30m depth). The proposal is therefore acceptable in this regard.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	30 May 2025
Earliest date for decision:	1 May 2025

Recommendation agreed by: (Authorised Officer)	
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Date:	2 June 2025
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