

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250822
Site Address:	47 Marks Road, Wokingham, RG41 1NR
Expiry Date:	2 June 2025
Site Visit Date:	8 April 2025
Proposal: Householder application for proposed first floor side extension, along with works to the roof. Following a single storey rear extension, plus a garage conversion to facilitate habitable accommodation along with changes to fenestration. Followed by the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Historic Flooding Points Consultation Zone

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
243077	Householder planning application for a 1st floor side extension above existing garage, part two-storey part single-storey rear extension, and conversion of garage to habitable accommodation, with change of roof to front elevation to pitch-tiled.	Refused 24/04/2025 Appeal dismissed 07/05/2025

CONSULTATION RESPONSES

Internal

WBC Drainage – No comments received.
WBC Highways – No objection subject to conditions.
WBC CIL – Not CIL libable.
WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey, link semi-detached property located on Marks Road, Wokingham. Marks Road is part of a formal suburban development constructed in the 1960s in which properties are street facing and conform to a consistent building line.

Proposal:

This application seeks approval for the erection of a single-storey rear extension with a flat roof form and roof lantern. Also proposed is a first-floor side extension and a garage conversion to create habitable living accommodation.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The proposed first-floor side extension would measure approximately 2.6m in width and 6.14m in length and would have a pitched roof form. Proposed materials include bricks, cement tiles and uPVC windows to match existing and aluminium bi-fold doors.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The first-floor side extension would be a subservient addition to the property frontage by being set back from the principal building line by approximately 0.5m and set down from the main ridge line by approximately 0.17m. Page 56 of the BDG recommends that 'A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width'. Whilst it is acknowledged that the proposed side extension would extend the full width of the plot at first floor level, there are numerous examples of already constructed similar extensions along the road. Examples include nos. 22, 31, 33, 35, 41 and 43. Therefore, whilst the extension would create a more continuous building frontage, the rhythm of built form would not be out-of-keeping with surrounding properties and would not detract from the overall appearance and character of the host dwelling and public realm.

In addition, the proposed design of the extension would relate well to the host dwelling by adopting a similar appearance through the use of materials and scale which are proportionate to the main house.

The proposed conversion of the existing garage would serve a ground floor bedroom and en-suite bathroom. The existing garage door would be replaced with a window in the front elevation to facilitate the conversion. A mono-pitch roof at ground floor level on the front elevation would also be erected above the converted garage which would extend to above the living room window. There is no established character to property frontages along Marks Road. Property frontages have been altered and extended in various forms and boast a variety of features including front extensions, attached garages, detached garages, double garages, and converted garages. Therefore, the

converted garage and altered roof is considered to have a neutral impact to the character of the host dwelling and local environment.

The proposed single-storey rear extension would measure approximately 4.12m in length and 9m (maximum) in width following the removal of the existing conservatory. There would be limited views of the rear extension from the public realm by virtue of the single-storey nature of the development and flat roof form. Therefore, the rear extension would have no detrimental impact on the character of the host dwelling or street scene.

Neighbouring Amenity:

Overlooking:

There is one additional window proposed at first-floor level in the front elevation to serve a bedroom. The proposed window would be more than 37m from the front fenestration of no. 40 Marks Road which well exceeds the recommended minimum 10m front-to-front separation distance to be retained between properties to maintain privacy.

There is one additional window proposed at first floor level in the rear elevation to serve a bathroom. As this is a non-habitable room and would provide views similar to the existing rear bedroom, the additional window would not result in detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

The roof lantern proposed in the flat roof of the single-storey rear extension would serve a kitchen/living room. Views from the roof lantern would be similar to the views into and out of the existing conservatory roof. In addition, the roof lantern would be approximately 3.5m from the closest first-floor fenestration of no 45. Therefore, there are no detrimental loss of privacy impacts that would be generated by the installation of the roof lantern.

Loss of Light & Overbearing:

The single-storey rear extension would extend approximately 4.12m from the rear building line of the original dwelling. It is noted that the footprint of the proposed extension would be similar to the footprint of the existing conservatory, bar the additional infill section to the rear of the utility room. The BDG states that for rear extensions, the primary impact is impact upon neighbours and recommends that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. Although the depth of the extension would marginally exceed this recommendation, this is insubstantial and considered acceptable due to the built form of no. 45 being largely in line with the extension, and the built form of no. 49 consisting of a non-habitable garage.

The BDG also provides guidance relating to eaves heights and recommends that the eaves of single storey extensions should not exceed 3m within 2m of a side boundary. The proposed eaves height of the rear extension would fall below the recommended 3m maximum.

In summary, by virtue of the single-storey nature of the extension and flat roof form of the development, there would be limited overbearing or loss of light concerns generated by the proposed rear extension.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms and the council's Highways officer was consulted. They raised no objection to the proposal subject to conditions relating to vehicle and cycle parking details. They commented that three on-site vehicle spaces are required to facilitate the proposed development whilst utilising the existing dropped crossing. Whilst the recommended conditions are noted, the three proposed on-site parking spaces have been shown on the proposed parking plan by utilising the existing dropped crossing. Therefore, it is considered unreasonable to request further details when compared to the already submitted information, plus the site would retain a large front garden which could, if required in the future, be utilised for additional vehicle/cycle parking (subject to planning permission). Accordingly, the conditions are not attached.

Flooding and Drainage:

Although the proposal would increase the overall footprint of built form on the site, the development would be largely contained either above existing built form, or on the footprint of existing built form. Therefore, the proposed development is not considered to generate any adverse drainage impacts.

Ecology:

The application site is located in an area suitable for bat roosts and a preliminary bat roost assessment (Preliminary Roost Assessment, Ref: R2887_PRA_a, John Wenman (March 2025)) was submitted to support the application. The ecologist concluded overall in Section 6 of the report that the property is considered to be of negligible bat roost potential.

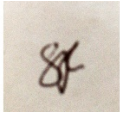
Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	27 May 2025
Earliest date for decision:	1 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28.5.25