

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251006
Site Address:	44 Marks Road, Wokingham, Wokingham, RG41 1NN
Expiry Date:	20 June 2025
Site Visit Date:	2 May 2025
Proposal: Householder application for proposed alterations to the rear to include the replacement of the existing flat roof extension with a pitched roof to create a single eaves height across the single-storey elements and a modest infill extension to connect these elements, in addition to alterations to the front to include a small porch extension.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
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

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development
Joint Minerals	DM1 - Sustainable Development DM3 - Protection of Habitats and Species

and Waste Plan (JMWP)	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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter of support.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the southern side of 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.

Dwellings along the road are similar in age and appearance, although many of the properties have undergone alterations and extensions in a variety of forms.

Typical materials include brick, hung tiles, render and concrete roof tiles.

Proposal:

This application seeks approval for the erection of a single storey front extension, single storey side extension and replacement roof above the existing garage and side/rear single-storey extension. Proposed materials include brick and roof tiles to match the existing property.

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:

Dwellings along Marks Road would have originally been constructed with a uniform appearance and layout, however, many of the properties have been altered and extended with many benefitting from front extensions in a variety of forms.

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 proposed single-storey front extension would measure approximately 1.65m in depth, 4.04m in width with a 2.24m eaves height. The front extension would remain subservient to the host dwelling by being set back approximately 0.97m from the front building line of the existing garage. This complies with guidance set out on page 57 of the BDG which states that front extensions should 'generally be no more than one storey in height and should not project significantly forward of the building line'. The hipped roof of the front extension would align with the new roof form above the existing garage which would create a seamless finish. The changes would be sympathetic to other property frontages along the road which boast similar style roof forms and front entrances. Examples include adjoining neighbour; no. 46 and no. 48. Therefore, the front extension and changes to the garage roof would not be overly dominant within the street scene and would cause no detrimental impact to the character of the host dwelling or local area.

The proposed single storey side extension would effectively infill space between the existing kitchen and games room and would measure approximately 2.99m in depth and 3.75m in width. The extension would have a hipped roof form and would align with the new roof above the existing single-storey rear/side extension. The flank wall would not extend beyond the flank wall of the existing games room and would retain the existing eaves height. Due to the extension being set back more than 19m from the road, the side extension would hold limited views from the public realm. However, due to the proportionate scale of the development, any views would not appear overly prominent within the street scene and would cause no adverse impact to the local character.

In addition, the proposed development would maintain the existing rhythm of buildings and the gaps between them along the street frontage which contributes to the street scene and local character.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The proposed front entrance extension would be approximately 1.5m from the shared boundary with no. 46 and would align with the building line of the neighbouring garage. Therefore, no adverse impacts would be generated to neighbouring residential amenity in terms of loss of light, overbearing or overlooking.

The proposed single storey side extension would be positioned on the eastern side of the host dwelling. The BDG recommends that side extensions should retain a minimum 1m gap between the building and the site boundary. The proposed extension would not protrude beyond the existing flank wall and would retain a separation distance of approximately 1.5m from the shared boundary with no. 42 Marks Road. Therefore, due to the separation distance and single-storey nature of the extension, the changes to the side of the property would not generate any adverse overbearing, overshadowing and loss of privacy impacts.

Ecology:

The application site is located close to a bat roost area. A bat survey was submitted to support the application. The Ecologist concluded in Section 6 of the report that the survey findings are highly unlikely to result in the death, injury or disturbance of bats, the damage or destruction of a bat roost, or the obstruction of access to a bat roost. Paragraph 6.2.2 states that in the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site, attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.

Highway Access and Parking Provision:

The proposed side extension would reduce the length of the side driveway. The council's Highways officer was consulted and raised no objection to the development. They concluded that the existing driveway has ample space for more than three vehicles which meets the council's parking standards and is acceptable.

Conclusion:

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

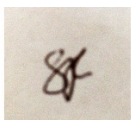
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	11 June 2025
Earliest date for decision:	21 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18.6.25