

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260804
Site Address:	8 Murdoch Road, Wokingham, RG40 2DE
Expiry Date:	29 May 2026
Site Visit Date:	13 May 2026
Proposal: Householder application for the proposed erection of a part single, part two-storey side extension, front porch extension, first-floor side extension and alterations to fenestration, following demolition of the existing side extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham
Conservation Area

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements DH5 – The historic environment
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
172887	Householder application for the proposed erection of a part first floor side extension, single storey rear extension following demolition of	Approve 13 th November

	existing conservatory and internal alterations.	2017
970113	Proposed Single Storey Side Extensions to Dwelling and Rear Dormer Extension	Approve 8 th August 1997
991313	Proposed Conversion of Garage to Playroom	Approve 13 th July 1999

CONSULTATION RESPONSES

Internal

WBC Ecology – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One neighbour objection: - Scale of the development and proximity to the shared boundary: would appear overbearing and result in an unacceptable sense of enclosure and harm to residential amenity. <i>Officer comment: The impact of the development on neighbour amenity is discussed in the main body of the report.</i> - Elements of the development (including roof overhang and guttering) may encroach onto neighbouring land, and the required ownership notice may not have been served. <i>Officer comment: The proposed plans show the development to be within the residential curtilage of the application site.</i> - Lack of clarity on proposed surface water drainage, with potential for runoff affecting the adjoining property. <i>Officer comment: Drainage would need to comply with Building Regulations which is a separate process from planning.</i> - Loss of existing parking and turning space and questions the adequacy of the proposed parking layout in relation to potential highway safety. <i>Officer comment: Parking is discussed in the main body of the report.</i> - Questions whether appropriate site notice procedures have been followed. <i>Officer comment: The site is in a Conservation Area</i>

	<i>but would not impact a Listed Building. Therefore, it is not mandatory to display a site notice.</i> • If permission is granted, the neighbour requests conditions requiring a Construction Method Statement and confirmation of a Party Wall Agreement prior to commencement. <i><u>Officer comment:</u> If the application were to be approved, it would not be reasonable to condition a Construction Management Plan for a Householder application of this limited scale.</i> <i>The Party Wall etc. Act 1996 provides a framework for resolving disputes in relation to party walls, party structures, boundary walls and excavations near neighbouring buildings. Furthermore, in this case, were planning permission to be granted, it would not authorise works on, over or under a neighbour's land or property without first obtaining their consent.</i>
--	---

APPRAISAL

Site Description: A mature detached red brick house in the Murdoch Road Conservation Area in Wokingham. The principal elevation is set back approximately 8m from the highway. The pitch roof has 2 front-facing gables and bay windows to the ground and first floor. The front garden is laid to gravel and mature shrubs and provides off street parking. The front boundary is a low brick wall with tall dense hedging that partially screens the dwelling from the public realm. The rear garden is approximately 35m in length and has several mature trees.

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.

Proposal: The erection of a part single, part two-storey side extension, front porch extension, first-floor side extension and alterations to fenestration, following demolition of the existing side extension.

The single storey front extension will facilitate a hallway with double entrance door that will measure approximately 3m in depth and 4m in width. The open porch will be 1.3m in depth and in line with the existing bay windows on the principal elevation. It will have a pitch roof measuring 4m in height and measure approximately 5.2 in

width.

The part single storey side extension (east facing) will facilitate a porch and hall. It will measure 4.4m in width, 3m in depth, and have a sloping roof with two rooflights measuring 4m to the ridge and 2.6m to the top of the eaves. The part first floor extension will provide an ensuite and have a pitch roof. It will measure 3m in depth, 2.2m in width, and 7.8m in height to the top of the roof ridge. The separation distance with the side boundary would be approximately 2.4m. The existing side window serving a bedroom would be enlarged.

The first-floor side extension (west facing) will provide an additional bedroom. It will measure 1.9m in width, 5m in depth, and the maximum height to the top of the pitch roof will be 8.2m. It will be set down from the main roof by 2.4m. There would be 1 no. additional window on the rear elevation.

Procedural Matters

Revised Proposed Site, Floor and Elevation plans were received by the Council on 15th May 2026, and after the consultation date had ended. The revised proposed plans showed an amendment to include a first-floor infill extension to provide an ensuite. Therefore, although the amendment was not considered to have a significant impact on neighbour amenity, the application was extended for further two weeks to allow any further comments to be received.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The application site is in a Conservation Area and as such is a Designated Heritage Asset. Policy TB24 of the Local Plan states:

- 1. Works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.*
- 2. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.*

Murdoch Road is linear and located in a Conservation Area and comprises detached dwellings of varying ages and architectural design. Street frontages are either low brick walls, hedges or fences. Several properties are partially screened from the public realm by tall hedges, trees or vegetation. There is no on street parking.

The street scene in this section of Murdoch Road is verdant, comprises detached properties that are set well back from the road and there is no uniformity in architectural style. Front boundary treatments are hedges, brick walls or fences and some properties are screened from the public realm by trees and vegetation. The neighbouring property at no 10 Murdoch Road is of a similar age and design and has a two-storey side extension and a part single storey extension.

In this case, the proposed maximum eaves height would be the same as existing, and the maximum ridge height would be set down approximately 2.4m from the main roof. The first-floor side extension (west facing) would be approximately 1.7m from the side boundary and set back approximately 3m from the principal elevation. The first-floor extension to provide an ensuite would be set down from the main roof by approximately 2.6m, set back by approximately 0.8m and set in from the ground floor side wall by approximately 2.5m. The porch extension would not project forward of the building line. The side wall of east facing side extension would be adjacent to the side boundary and in line with existing. Therefore, the proposal would comply with the recommendations in the Borough Design Guide and would not harm the rhythm of buildings and gaps between them along the street frontages. Furthermore, external facing brickwork would match existing and given that the extensions would be of limited scale and appear subservient to the main dwelling, there would be no harm to the historic or architectural significance or design quality of the character of the Conservation Area and the application site as a designated heritage.

Overall, the proposal would comply with Policy CP1, CP3 and TB24 in relation to the character of the Conservation Area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The proposed first floor ensuite would not have a window on the side elevation. The east facing bedroom window would face onto a first-floor bathroom window on the side elevation at no 10 Murdoch Road. For the purposes of this assessment, bathrooms are classified as non-habitable rooms, any potential overlooking into these spaces does not give rise to a loss of privacy. Views of the neighbouring ground floor side windows would be restricted by the neighbouring garage roof and trees. The west facing first floor extension would not have any side facing windows and the additional rear facing window would only have restricted oblique views of the rear garden at no. 18 Crescent Road and would not face onto habitable rooms. Therefore, there would be no significant harm caused by overlooking.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments.

The west facing first floor extension would be located approximately 14m from the nearest habitable rooms at no. 18 Crescent Road. The separation distance of the first floor extension (east facing) with the side wall at no. 10 Murdoch Road would be approximately 8.5m. Therefore, the 45-degree angle test would be complied with. Furthermore, the east facing single storey and first floor extension would be forward of the porch at no. 10 Murdoch Road and would not face onto windows serving habitable rooms. Therefore, there would be no increase in overshadowing because of the proposal.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the separation distance of the first-floor side extension and the side boundary would be approximately 1.7m and the roof would be set down 2.4m from the main roof line. The single storey porch extension would not project forward of the building line and the side wall adjacent to the boundary would follow the line of the existing side wall. Therefore, the proposal would not be visually overbearing given that neighbouring occupants would still have adequate access to private amenity space.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling. The applicant proposes to increase the number of bedrooms from 5 to 6 and 4 no. driveway parking spaces are proposed. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed driveway has sufficient space to accommodate at least four cars, which is acceptable.

Ecology: The application site has not been designated as suitable for bat roosting. However, the Ecology Officer has commented: *"The application is not supported by a bat survey. The applicant should be aware that bats are recorded roosting opposite in 7 Murdoch Road. All species and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and under the Wildlife and Countryside Act 1981. This legislation makes it illegal to kill, injure, capture or disturb bats, or to obstruct access to, damage or destroy bat roosts without first having obtained the relevant protected species licence from Natural England. A bat roost is interpreted as:*

"any structure or place used for shelter or protection" whether bats are present at the time. Evidence of bats may be encountered on site. I request WBC informative I17 and I19 are appended to any consent."

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:	Yes
Recommendation:	Approve
Date:	29 May 2026
Earliest date for decision:	5 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	29/05/26