

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260896
Site Address:	33 Marks Road, Wokingham, RG41 1NR
Expiry Date:	25 June 2026
Site Visit Date:	13 May 2026
Proposal: Householder application for the proposed erection of a single-storey front extension alongside partial conversion of the existing garage, alterations to front and rear fenestration, and associated external alterations.	

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 CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
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
062773	Proposed erection of single storey rear extension to form conservatory.	Approved 13/11/2006

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to condition.
WBC CIL – 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, terraced property located on the northern side of Marks Road, Wokingham. The property is part of a residential estate constructed in the mid-twentieth century. Properties are similar in style and appearance.

While the dwellings were originally uniform in design and form, many have since been altered and extended, resulting in a more varied and mixed appearance across the properties.

Proposal:

This application seeks approval for the erection of a single-storey front extension with a mono-pitch roof form and porch canopy. The proposal also includes a garage conversion to create habitable accommodation and changes to fenestration.

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.

Character of the Area:

The application site forms part of an established mid-terrace row which, whilst originally uniform in design and appearance, has evolved over time through the addition of extensions and alterations. As a result, the street scene now exhibits a varied character, including the presence of single-storey front extensions, as seen at nos. 20, 22, 26 and 29.

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.

The Borough Design Guide (BDG) advises at page 57 that front extensions should generally be limited to single-storey in height and should not project significantly beyond the established building line. In this case, the proposed extension is single storey and, although it would project approximately 1.4m beyond the principal elevation, it would align with the existing forward projection of the garage and porch. As such, it would read as a modest and integrated addition to the frontage, rather than an incongruous or overly prominent feature.

In design terms, the proposal incorporates a mono-pitch roof form which would extend across the existing porch and garage. Page 55 of the BDG advises that extension roof forms should take reference from the host dwelling. In this instance, the mono-pitch design reflects the front roof pitch of the existing dwelling and is therefore considered sympathetic. The inclusion of a centrally positioned porch canopy further reinforces a sense of coherence within the front elevation.

The proposed garage conversion would retain a front storage area and the existing garage door, thereby preserving the visual appearance of the garage within the street scene. Consequently, this element of the proposal is considered to have a neutral impact on the character of the host dwelling.

Proposed materials include tiles, red exposed bricks and white uPVC fenestration to match the host dwelling, this is acceptable.

In conclusion, the proposal would appear proportionate and in keeping with the established pattern of development along the road. It would not result in an overly dominant or visually intrusive addition and would therefore preserve the character and appearance of both the host dwelling and the wider street scene.

Neighbouring Amenity:

Overlooking:

The proposal would move the existing lounge window approximately 1.4m further forward. Figure 4.25 on page 47 of the BDG provides guidance on minimum separation distances to be retained to maintain privacy. The proposed front extension would result in a 23m separation gap between the front elevation of the host dwelling and front fenestration of no. 24, directly opposite the subject site. This well exceeds the recommended 10m minimum to be retained between dwellings facing each other. Therefore, the relocated front lounge window would not generate any detrimental loss of privacy impact to neighbouring properties.

Loss of Light & Overbearing:

The proposed front extension would extend forward approximately 1.4m. No. 31 to the south of the site would not be adversely impacted by the proposal as there would be no change to the footprint along the southern shared boundary. While the existing flat roof would be replaced with a mono-pitch roof form, the adjoining garage of no. 31 aligns with the garage of the host dwelling, as such, the changes to the roof would not cause any detrimental overshadowing or overbearing impact to the occupants of the adjoining property.

The proposed single-storey front extension would project approximately 1.4m forward. In the existing arrangement, the adjoining terraced property to the north has a lounge that aligns with the principal elevation of the host dwelling. As such, the proposed extension would extend approximately 1.4m beyond the neighbouring property's front building line.

Notwithstanding this, the projection is relatively modest in scale. Furthermore, the flank wall of the extension would incorporate a small inset of approximately 0.15m from the shared boundary. When assessed against a 45-degree line taken from the nearest ground floor habitable room window of the neighbouring property, the proposal would not result in a breach of this guideline.

As a result, the extension would not give rise to any unacceptable loss of light. Given the limited projection and relationship between the properties, there would be only limited views of the extension from the neighbouring lounge, and the development would not appear overly overbearing or visually intrusive.

Accordingly, the proposal is considered to accord with relevant design guidance and would not result in any material adverse impact on the amenity of occupiers of the adjoining properties.

Shared boundary:

The applicant should note that the granting of planning permission does not authorise them to gain access or carry out any works on, over or under the neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Highway Access and Parking Provision:

The proposal does not alter the overall number of habitable rooms. The existing parking arrangements are not proposed to change and are acceptable to serve the proposed development.

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development however they have requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the Environment Agency mapping. Therefore, it is considered unreasonable to request further details when compared with the limited scale of the development proposed, plus the site would retain sufficient permeable ground. Accordingly, the condition is not attached.

Conclusion:

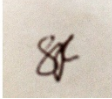
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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 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:	15 June 2026
Earliest date for decision:	29 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	23.6.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Wokingham Parish

Emmbrook Ward