

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260778
Address:	54 Sturges Road, Wokingham, RG40 2HE		
Proposal:	Householder application for the proposed two-storey rear extension, detached side carport and new bay window to the rear ground floor.		
Heritage Asset:	Murdoch Road Conservation Area 54 Sturges Road – NDHA Setting of other NDHAs on Sturges Road Listed building along with conservation areas are classed as designated heritage assets under the NPPF (Dec 2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes, external only		

Summary Of Recommendations

No objection – subject to conditions

Comments On Proposal

The application proposes the extension and alteration to no. 54 Sturges Road, a detached early 20th century dwelling house located within the Murdoch Road Conservation Area – a designated heritage asset. Through its age, the architectural and historic interest as well as the positive contribution to the character and appearance of the Conservation Area, no. 54 Sturges Road is identified as a non-designated heritage asset (NDHA). Given the host and context, it is important that any proposed alterations are appropriate and sympathetic to the historic setting.

Further to original Built Heritage comments dated 15/04/2026 and following the submission of amended drawings, the following comments are made:

- The substitution for tile hanging on the gable end of the car port is welcomed. This will better reflect the character of the area, and whilst not specifically noted, a fishtail or club pattern tile (or appropriate pattern mix) would work well here and seek to add interest. Specification of the tiles is also important, and should be clay plain tiles as opposed to concrete tiles.
- The confirmation of the brickwork on the newly proposed element as to match the host is also welcomed. The skill and execution of this cannot be

understated as to preserve the architectural standard of not only the host, but the CA itself.

With this in mind, no further concerns are raised, and if minded to approve, the below conditions are advised:

Conditions

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as appropriate. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. *The material, size, texture, colour, profile, and source of facing brickwork and jointing mortar, as to match the existing;*
2. *In combination with the above, the material, size, texture, colour, profile, and source of the jointing mortar;*
3. *The material, size, texture, colour, profile, and source of the tiles for to be used on the vertical tile hanging;*
4. *The material, size, texture, colour, profile, and source of roofing materials;*
5. *Materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
6. *The proposed rainwater goods*

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows (including rooflights, which shall be of a 'conservation' type) and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 as appropriate. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Date:	01/06/2026	Signed:	Roderick McDonald Built Heritage Officer
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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.