

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250882
Site Address:	53 Budges Road, Wokingham, Wokingham, RG40 1PL
Expiry Date:	12 June 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for proposed erection of a single storey front extension to align with the existing porch, alterations to existing garage including raising the roof by approximately 25cm and adding a pitched roof over the front to create a utility and WC within.	

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
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM10 - Flood Risk

Plan (JMWP)	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
19708	Single storey rear extension to provide enlarged dining room, kitchen and utility room with new front porch	Approved 20/07/1983

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	No comments received.

APPRAISAL

Site Description:

The application site consists of a link semi-detached property located on the northern side of Budes Road, Wokingham. The road comprises mid-20th century terraced and link semi-detached properties. Properties are similar in form and appearance with a recurring material palette which includes hung tiles, brick and concrete roof tiles. Many of the properties have already benefited from alterations and extensions.

The application site is set back from the road behind a front lawn with hedging and driveway providing off-street parking.

Proposal:

This application seeks approval for the raising of the existing garage and utility roof and would comprise of a pitched front with concealed flat roof behind. Also proposed is a garage conversion to create habitable living accommodation and a single-storey front extension with mono pitch roof form.

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:

There is a degree of uniformity to the properties along Budges Road. Originally the properties would all have boasted the same design, layout and appearance. However, over the years, many of the dwellings have undergone alterations and extensions in a range of forms and styles.

The proposed single-storey front extension would measure approximately 1.07m in depth and 3.79m in width. Proposed materials include brick and roof tiles to match the existing dwelling.

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 front extension would be subordinate to the host dwelling and would be a relatively minor change to the property frontage. The Borough Design Guide (BDG) recommends that 'Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line'. The extension would be single storey and would align with the building line of the existing porch. The proposed mono-pitch roof form would align with the new roof above the existing garage. The design of the roof includes a front pitched section with a concealed flat roof behind. The design introduces an architectural feature to the property that would positively enhance the visual appearance of the property from the public realm. The extension and roof alterations would use materials to match the main house which would be acceptable.

In addition, many of the properties along Budges Road have already made alterations to the original flat roof porches/garages and replaced them with mono-pitch roof designs, and a number have also benefitted from single-storey front extensions. Examples include nos. 45, 61, 65, 67 and 69. Therefore, the changes to the property frontage would cause no adverse impact to the character of the host dwelling or street scene.

The proposed garage conversion would include a front storage area which would retain the existing garage door. As there would be no visual change from the road, the garage conversion would not be appreciable from the public realm and is acceptable.

Neighbouring Amenity:

Overlooking:

The single-storey front extension would move the existing lounge window approximately 1.07m further towards the front site boundary. However, as the application site is adjacent to the Budes Road and Budes Gardens Road junction, there would be no adverse overlooking impact generated by the change.

Loss of Light & Overbearing:

The proposal includes alterations to the existing flat garage roof which includes raising the height and erecting a front pitched section. The roof would retain the same footprint of the existing roof. The main flat roof section of the roof would be raised approximately 0.25m and the front pitched section increasing in height by approximately 0.6m. The increases in height are to facilitate the garage conversion to create habitable living accommodation. As the adjoining built form is the garage of no. 51 Budes Road, when combined with the minor increase in height, there would be no detrimental overbearing or overshadowing impacts generated by the roof alterations.

The proposed single-storey front extension would extend to the eastern shared boundary. The extended built form would be modest in size and would be sited approximately 0.95m from the lounge window of no. 55. A line of 45 degrees would not be breached as a result of the extension, therefore, the proposal would not result in any undue harm upon the living conditions of the adjoining occupiers by way of loss of light.

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Highway Access and Parking Provision:

The proposal would not increase the number of habitable rooms in the property. The Council's Highways officer was consulted and raised no objection to the proposal. Although a garage conversion is proposed, the officer commented that the existing garage does not meet the council's requirements for car parking, therefore, there will be no loss of parking and the proposal 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:	6 June 2025
Earliest date for decision:	13 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	9.6.25