

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260778
Site Address:	54 Sturges Road, Wokingham, RG40 2HE
Expiry Date:	30 June 2026
Site Visit Date:	2 June 2026
Proposal: Householder application for the proposed two-storey rear extension, detached side carport and new bay window to the rear ground floor.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging FD1 – Development and flood risk NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment
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
991454	Proposed Single Storey Rear Extension To Dwelling And Erection Of Detached Garage	Approved 10/08/1999

141738	Proposed conversion of and single storey rear/side extension to existing garage to create habitable accommodation, ancillary to the main dwellinghouse	Approved 28/05/2015
231408	Application for a certificate of lawfulness for the proposed use of the outbuilding to be incidental to the dwelling.	Approved 23/08/2023

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC Built Heritage Officer – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One neighbour has commented in objection to this application and their comments are summarised and responded to below: - The extension will impact the amount of light received at the rear at the property, notably to the kitchen and bedroom. <i>Officer comments: This will be assessed within the Neighbouring Amenity section of the main report below.</i> - The rear extension will be overbearing. <i>Officer comments: This will be assessed within the Neighbouring Amenity section of the main report below.</i> - The eastern wall of the neighbouring property is damp, reducing light received to this wall is a significant concern. <i>Officer comments: This is not a material planning consideration as the neighbouring .</i>

APPRAISAL

Description of Development:

This application seeks permission to erect a first-floor rear extension to the dwelling to provide a master bedroom and an en-suite bathroom. The erection of a detached car port located to the side of the dwelling. Plus, changes to fenestration. The site falls within the Murdoch Road Conservation Area.

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.

Character of the Area:First Floor Rear Extension

The first-floor rear extension would extend 5.15 metres from the rear of the first-floor building line, and it is set 2.5 metres from the boundary with the neighbouring property no. 52. The ridgeline of the extension is set down 0.5 metres from the ridgeline of the main roof, and this ensures that the extension appears subservient and not overly dominant. The extension would be slightly visible from the public domain, but with the brickwork and tiles to match those of the existing dwelling, it is deemed that the rear extension would have an acceptable impact on the appearance of the host dwelling and wider character of the area.

Car Port

Guidance in the Borough Design Guide (BDG) states that garages, to which a car port can be closely related to, should not be sited in front gardens, but should instead be to the side or rear of a dwelling. In this instance, the proposed car port is wholly aligned with the side of the dwelling and does not project forward of it. As such, it is deemed that the proposed car port poses no harm to the appearance of the host dwelling or wider character of the area.

Changes to Fenestration

The proposed changes to fenestration will see the side door serving the utility room being removed and filled in. Additionally, the bay window on the rear of the dining room is being amended slightly in terms of its shape. These proposed alterations are minor and pose no harm to the appearance of the dwelling or wider character of the area.

Further to the Council's Built Heritage Officer's comments and given the site's location within a conservation area, conditions are recommended to secure full details of external materials and doors and windows.

Neighbouring Amenity:First Floor Rear Extension

The proposed first floor rear extension will extend 5.15 metres from the first-floor building line at the rear of the dwelling. There are no windows proposed on the side of the extension and therefore there are no concerns on neighbouring amenity grounds relating to overlooking.

With regards to loss of light and overbearing, the rear extension is set 2.5 metres from the boundary with the neighbouring property no. 52. A 45-degree study plan has been submitted as part of this application, and this demonstrates that the proposed extension does not comply with the 45-degree horizontal loss of light test on plan form, as advocated for within the BDG and the British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". However, the extension does comply with the 45-degree vertical loss of light test on the elevations. As such, in this instance, it is not deemed that the proposed extension would result in a significant loss of light to the neighbouring property that would warrant the refusal of the application.

Car Port

The proposed car port is largely aligned with the side of the neighbouring property no. 56, and as such, no significant concerns are raised with regards to overbearing or loss of light. The car port is single storey and as such no concerns are raised with regards to overlooking.

Changes to Fenestration

The proposed changes to fenestration do not raise any overlooking concerns.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve

Date:	15 June 2026
Earliest date for decision:	30 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	17/06/26

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 3**

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
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1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000430000&notes=11401&location=482386,169164%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland

Conservation Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Conservation Area	Murdoch Road

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m