

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	253143
Address:	44 Sturges Road, Wokingham, Wokingham, RG40 2HE		
Proposal:	Householder application for the proposed erection of a part single storey part two storey side and rear extensions, loft conversion to create habitable accommodation including rear facing dormer window, enclosing of existing porch structure plus changes to fenestration.		
Heritage Asset:	Murdoch Road Conservation Area 44 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. 44 Sturgess Road, a semi-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. 44 (together with the attached neighbour no. 42 (and other buildings within the setting)) 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.

The below comments are made following the submission of amended plans 003/B and 004/B

- The further amended scheme is now considered acceptable from a heritage perspective, noting the reduced scale dormer and arrangement to the side elevation and the omission of the front porch enclosure.
- If minded to approve, the following 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. the material, size, texture, colour, profile, and source of roofing materials;*
- 3. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
- 4. 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) 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:	16/03/2026	Signed:	Roderick McDonald Built Heritage Officer
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