

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253143
Site Address:	44 Sturges Road, Wokingham, Wokingham, RG40 2HE
Expiry Date:	1 May 2026
Site Visit Date:	13 February 2026
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, plus changes to fenestration.	

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 CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer: No objection subject to conditions

WBC CIL: Not CIL liable

WBC Ecology: No objection subject to conditions

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	42 Sturges Road: Concern with enclosing front porch. Officer response: The enclosing of front porch has been removed from the application.

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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:

The Borough Design Guide states that *“for properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. The side extension should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the boundary plot”*. The two-storey side extension would set back more than 1m from the building line, with a lower roof line and would be approx. 1.40m from the boundary plot, thus complying with the BDG. The side extension is clearly subservient to the host dwelling and would not adversely impact the character of the area and is not considered to be an incongruent or dominant feature to the host dwelling. Its lean to roof form is taken from the first-floor rear element of existing dwelling, thus responding well to the original building (see image below). Given the 2.20m flank to flank separation distance, the proposal would not create a terracing effect with no.46 when view from the street scene.

The rear extension at first floor level would be 6.65m in depth with a further 2m at ground floor level. The rear extension would not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide given only a 2m ground projection and at first floor level, its project would be slightly set back from the existing first floor level rear projection. At first floor level, the eaves/ridge height would be set down from the main dwelling appearing as a subservient feature. The design of the first-floor rear extension matches that of other first floor rear extensions within close proximity (see below). Moreover, being located at the rear it wouldn't be visible

from public locations. Hence, this aspect of the proposal would not have an adverse impact on the character of the host property or surrounding area.



The BDG states *“loft conversions and dormer windows should not project above the existing ridge line”, “dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof” and “dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportions”*. The loft conversion and pitched roof rear dormer does not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. Moreover, with the dormer being located at the rear it would not be particularly visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area. Furthermore, there are examples approved within close proximity such as no.40 (250751) and thus would not look out of place.

The bike store is a minor addition which is set back from the building line and ultimately would not have an adverse impact upon the character of the area.

Neighbouring Amenity:

Overlooking: The ground floor openings in the side elevation will be screened by the existing fence, thus no overlooking concerns.

The ground floor openings to the rear would be screened by the existing boundaries, thus no overlooking concerns.

Most rear gardens are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the new windows and it's oblique angle/view of neighbouring rear gardens. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities. This type of overlooking is common within urban residential plots given other dormer windows in the immediate area have been approved such as at no.46 & no.48 Sturges Road.

The minimum back-to-back separation distance is 26m as stated in the BDG. The back-to-back separation distance from 44 Sturges Road and 15 & 16 Moles Close is over 40m, thus complying.

The proposed first floor side family bathroom window and en-suite window in the front elevation will be conditioned obscured glazed, thus no overlooking concerns.

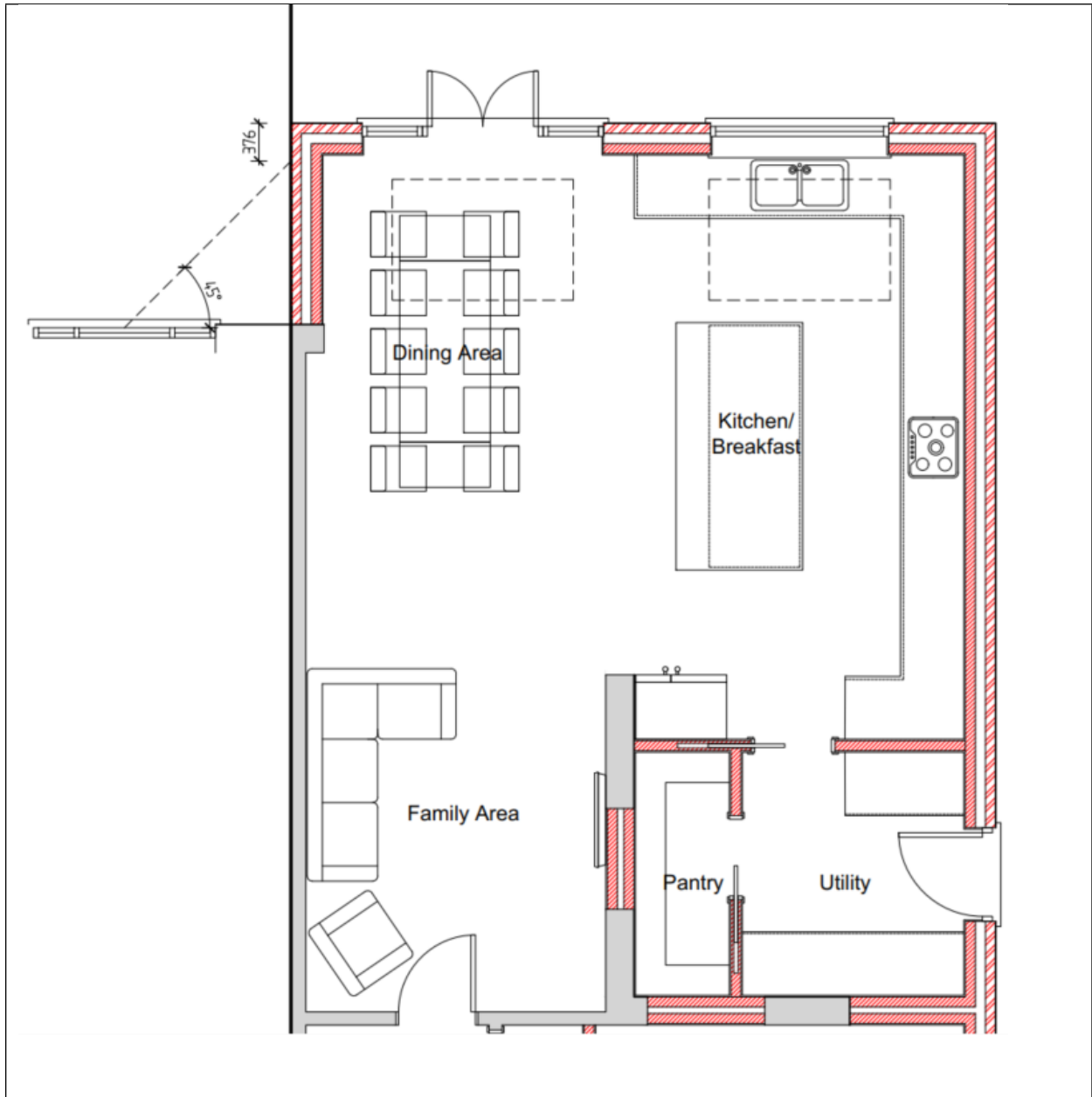
Loss of Light: As a result of the side extension there is concerns to the side openings of no.46 (ref: 151062). At ground floor level, the openings include a landing, toilet and utility room door. All are considered non-habitable rooms, thus no concerns.

At first floor level, 1 window serves as a landing and 2 serves for bathroom. Both considered non-habitable rooms, thus no consideration. The other window serves as a bedroom window. However, whilst this window may be impacted, the main outlook at the front would not be impacted and the bedroom would still receive sufficient light, thus no loss of light concern.

With respect to no.46 the proposed rear and side extension is suitably located and of modest proportions, with rear building line set back from no.46, thus not posing any unreasonable concerns of loss of light.

With regards to no.42, the rear building line would project 2m forwards of no.42 rear building line, thus potential loss of light concern.

When a 45° line is drawn from the centre of no.42 closest rear window in plan form, the 45° degree line would be breached as a result of the extension.





In elevation form, the assessment indicates that more than 50% of the opening of the neighbouring elevation at no. 42 would fall within the 45-degree line. Thus, not resulting in harmful loss of light.

Whilst there would be marginally breach in plan form, but it would comply in elevation form. The affected room would still benefit from adequate overall levels of natural light, and the impact is therefore not considered to be materially harmful. It's also important to note, no.42 made comments and did not raise concerns with regards to loss of light.

Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Amenity Space: The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Highway Access and Parking Provision: The applicant proposes to increase the numbers of habitable rooms from 8 to 9. Three driveway parking spaces are proposed.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the proposed parking dimensions are slightly shorter than 5m, the proposed

driveway will have sufficient spaces to provide three driveway parking of suitable dimensions, which is considered acceptable by the Highways Officer. The parking plan forms part of the approval therefore a separate condition is not necessary.

The highways officer has also suggested that the access needs to be surfaced with a permanent bonded material at least 7m from the carriageway edge. The proposal does not include the formation of any hardstanding therefore this does not directly relate to the proposal nor is it necessary to make the extension acceptable.

The inclusion regrading dropped kerb is not necessary given the application does not include a dropped crossing. This condition proposed by the highways officer is not directly related to the development and therefore fails to meet the tests of planning conditions. Any dropped crossing onto a classified road requires the benefit of planning permission.

Therefore, all proposed highway conditions fail to meet the tests for planning conditions set out in paragraph 58 of the NPPF and as such have not been included.

A bike store is proposed and the direct access to rear garden is retained, which are suitable for cycle storage.

Heritage: The site is located within the Murdoch Road Conservation Area where TB24 applies.

Section 16 of the National Planning Policy Framework seeks to conserve and enhance the significance of designated heritage assets, including Conservation Areas, and requires that great weight be given to their conservation in decision-making. The proposal has been assessed with regard to its effect on the character and appearance of the Murdoch Road Conservation Area.

Objections were raised by the Heritage Officer and amended drawings were submitted. The amended 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.

The development would therefore result in no harm to the significance of the Conservation Area. Consequently, the proposal accords with the objectives of Section 16 of the NPPF, which seeks the conservation of heritage assets in a manner appropriate to their significance.

The site is located in the Conservation Area and 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, hence why pre-commencement materials conditions has been included.

In this instance, it is necessary and reasonable to require the submission and approval of detailed finishes and material specifications, including physical samples where appropriate, prior to the commencement of works. This is to safeguard the special character of the Conservation Area and ensure the materials positively enhance rather than detract from its significance.

The requirement for pre-commencement approval of windows (including rooflights) and doors and related joinery is similarly justified, as these elements are fundamental to the building's appearance and heritage significance and cannot be satisfactorily controlled through compliance checks once installed.

The conditions are considered necessary to make the development acceptable in planning terms, are directly related to the development, and are fairly and reasonably related in scale and kind, meeting the tests for planning conditions set out in paragraph 58 of the NPPF.

Ecology: The officer has read the Bat Scoping Survey (Crossman Associates, Ref L1147.008, 17 September 2025) and reviewed the plans and elevations submitted in support of the application.

All UK species of bats are protected under The Wildlife and Countryside Act (1981) as amended and The Conservation of Habitats and Species Regulations 2017 (as Amended). Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat without first having obtained the relevant licence for derogation from the regulations from Natural England. All wild birds are granted legal protection under the WCA (1981) (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use.

The Ecology officer agrees that the survey methodology and effort is adequate for the Ecologist to conclude that currently the house has negligible bat roost potential. Provided the development is implemented in accordance with bat survey "Species Recommendations" sections 4.4 – 4.11 there are no ecological objections.

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.

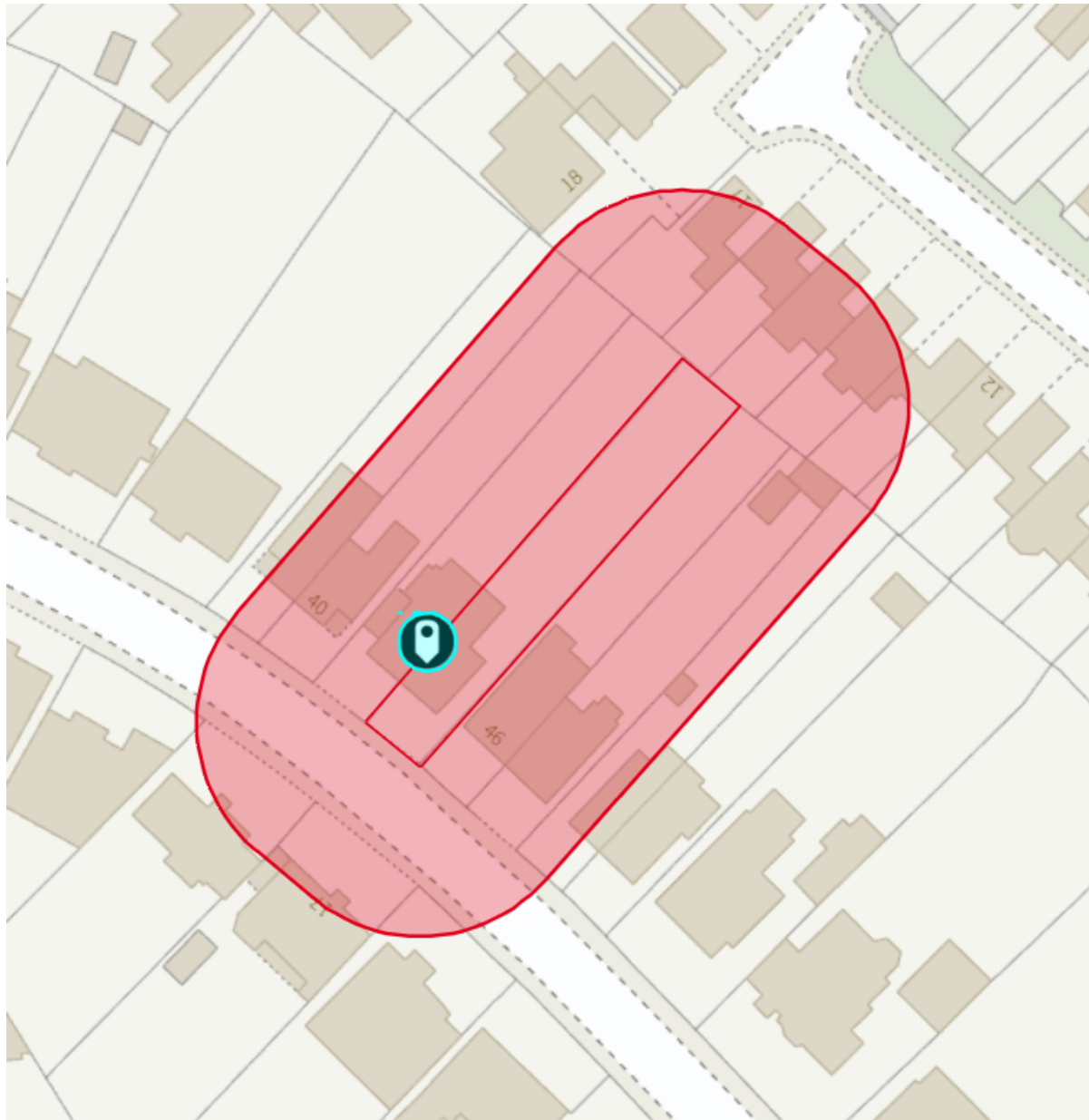
RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve

Date:	29 April 2026
Earliest date for decision:	18 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	29 April 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



Powered by [Esri](#)

No legend

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
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

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

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000&es=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