

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251012
Site Address:	32 Sturges Road, Wokingham, Wokingham, RG40 2HE
Expiry Date:	24 June 2025
Site Visit Date:	30 April 2025
Proposal: Householder application for the proposed single storey rear and side extension.	

PLANNING CONSTRAINTS/STATUS

Conservation Area
Scale and Location of Development Proposals – Major Development Location (Wokingham)
Landscape Character Assessment Area

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction TB21 – Landscape Character TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas).
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

No relevant Planning History.

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None Consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a two-storey terrace house along Sturges Road in the town of Wokingham a major development location. Sturges Road is in the Murdoch Road Conservation Area which is made up of a variety of housing types from semi-detached, detached, and terraced houses. The surrounding area is made up of majority Victorian houses that sit back from the road with driveways. Some houses along the road have garages.

The application site is a Victorian house which is made out of brick and has a tiled roof. The house has no garage and has a long narrow rear garden. There is a striking front bay window. The application site has access to a small driveway which can accommodate the parking of two vehicles.

Proposal:

The application is for the proposed erection of a single storey side and rear extension and changes to fenestration to include the installation of a roof lantern. The proposed single storey side and rear extension will be for the use as a dining/garden room.

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.

Design and Character of the Area:

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.

Side extension:

The Borough Design Guide (BDG) states for side extensions that a gap should be retained between the building and the site boundary and this should be a minimum of one metre in width. The proposed single storey side extension is set 0.88 metres in width from the boundary of the neighbouring property and therefore does not comply with this aspect of the BDG. However, due to the property being a terraced house, other houses in the immediate area extending closer to the side boundary and at least the proposed side extension not extending right up to the side boundary of no. 34 Sturges Road. The proposal would be deemed acceptable even though it does not meet this set criteria of the BDG.

The BDG also states that side extensions should project one metre back of the building line on the street frontage. The proposed single storey side extension is set back 8.33 metres from the front of the dwelling and therefore complies with this aspect of the BDG.

For side extensions the BDG states that it should preferably have a lower roof line than the existing property. The proposed single storey side extension ridge height is 3.29 metres whereas the existing house ridge height is 9.92 metres and is therefore less than the existing property. The proposed single storey side extension of the dwelling poses no significant harm to the host property nor that of the existing street scene and character of the area.

Rear extension:

The BDG states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case the rear extension measures 1.42 metres in length and is less than four metres from the main rear wall. Therefore, the proposed extension meets this aspect of the BDG.

The BDG also states that maximum eaves and ridge height should be no more than those of the existing property. The proposed single storey rear extensions maximum eaves height measures 2.90 metres whilst the existing house maximum eaves height measures 5.56 metres and is less than those of the existing property. The proposed single storey rear extensions ridge height measures 3.30 metres whilst the existing house ridge height measures 9.92 metres and is less than those of the existing property. Therefore, the maximum eaves height and ridge height of the proposed extension both meets this aspect of the BDG.

For single storey rear extensions, the eaves height should not exceed three metres within two metres of a side boundary. The eaves height of the proposed rear extension measures 2.90 metres which is less than three metres within two metres of a side boundary. Therefore, it does meet this aspect of the BDG.

The existing house walls are constructed out of brick. Whereas the proposed single storey side and rear extensions wall will be constructed out of brick and will match to the existing house as closely as possible. The existing roof is constructed out of tiles. Whereas the proposed extensions roof will be constructed out of parapet and the roof will be flat. The existing windows are made out of PVC whereas the proposed

extension will not include the installation of any new windows. The existing doors are also made out of PVC. The proposed new bifold doors will be made out of PVC and aluminium. The materials should match the existing house, and these will be secured via a condition.

No. 34 and 38 Sturges Road, Wokingham have had similar applications for single storey rear, and side extensions. (WBC Ref. 071263 and 232321) which both were approved and implemented. This shows other houses along the street and in the Murdoch Road Conservation Area have had similar applications approved.

Overall, in terms of design it complies with most of the criteria of the Borough Design Guide in a number of respects. However, due to the proposed side and rear extension keeping within the conservation area in terms of design and character and matching as closely as possible the existing materials, the proposal is acceptable in accordance with the BDG. The proposed single storey side and rear extension would not have any detrimental effect on the existing street scene and character of the area. The proposal is therefore acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The Borough Design Guide states that the side walls of rear extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The proposed single storey side and rear extension will not include the addition of any new windows at first floor level due to the proposed side and rear extension being single storey.

However, the proposed development will include changes to fenestration. There will be no fenestration changes to the front of the property. The existing right-side elevation windows will be blocked up and replaced with a new side door. There will also be no fenestration changes to the existing left side elevation. The side extension will also include the installation of a roof lantern. The existing rear elevation windows will be replaced with bifold doors out into the garden.

The distance between the neighbouring habitable room windows of the application site and no. 6 Denton Road is 11.62 metres back-to-back. This is less than 22 metres advocated within the BDG and therefore, does not meet this set criteria of the BDG. However, due to the extension being single storey, at the rear and there being a sufficient distance of over 10 metres from no. 6 Denton Road there should be no concerns of overlooking towards that neighbour. Therefore, there are no issues of overlooking resulting from this application.

Loss of Light:

A 45-degree horizontal line was taken from the centre of both adjoining neighbour's closest habitable rooms. This line was only breached from no. 34 Sturges Road

closest habitable room at the corner of the proposed side and rear extension. As the 45-degree horizontal line will only be breached at the corner of the proposed extension and no. 34 Sturges Road having a staggered building line, there will not be a significant loss of light to this neighbour.

Overbearing:

The proposed single storey side and rear extension will have the same building line of the adjacent neighbour at no.30 Sturges Road. Whereas the proposed side and rear extension will be set back from the building line of no. 34 Sturges Road. As such, the primary assessment needs to be made in relation to no. 34 Sturges Road. Owing to the extension being single storey and at the side and rear of the property. Also, due to the dwelling being set off the site boundary and the properties along Sturges Road having staggered building lines, this will help to alleviate any substantial overbearing concerns.

Amenity Space:

The existing rear garden measures 10.40 metres long and the proposed rear extension will measure 1.42 metres in depth. Therefore, the remaining amenity space will be 8.98 metres. This is more garden space than some properties along Sturges road. The sufficient amenity space is therefore allowed under the Council's standards.

Conservation Area:

Policy TB24 of the Management Development Delivery (MDD) states that applications in Conservation Areas should have supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management, and historical significance of designated heritage assets.

As the extension is at the side and rear and will not be visible from the front or the street, the proposed extension will not cause any significant harm to the conservation area. In this case the proposed single storey side and rear extension will conserve and enhance the Conservation Area. The proposed extension will not look out of place being in a Conservation Area due to the materials matching the existing as close as possible, and the extension being at the side and rear. Therefore, the proposed extension should not have a significant impact on the Conservation Area. The proposed extension meets policy TB24 of the MDD.

Conclusion:

Taking all the above in consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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 subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials and Specified
Date:	26 June 2025
Earliest date for decision:	22 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	26.06.2025