

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242077
Site Address:	23 Sturges Road, Wokingham, RG40 2HG
Expiry Date:	11 October 2024
Site Visit Date:	Recent visit for application 240332
Proposal: Householder application for addition of Velux-type windows to rear roof elevation and replacing flat roof with new pitched roof.	

PLANNING CONSTRAINTS/STATUS

Conservation Area – Murdoch Road
Major development location - Wokingham
Great Crested Newt Consultation Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
240332	Householder application for proposed changes to the fenestration	Approved 02/04/2024

CONSULTATION RESPONSES

Internal

WBC CIL – not CIL liable

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 consists of a two-storey detached dwelling sited on the south-western side of Sturges Road. The design is Edwardian in style with noteworthy featuring including an attractive street-facing elevation with a rectangular projecting bay window at ground floor and a large front facing mock Tudor gable end.

The application site is located in an established residential area within Murdoch Road Conservation area; properties along this road vary in style and architecture, however, the even height of the buildings, repeated designs and the use of traditional materials contributes to the distinctive, early 1900s character of the street, although alterations and extensions have taken place overtime.

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 including Conservation Area:

The application seeks planning permission for the addition of 2no Velux windows to the rear roof slope of the property, as well as replacing the flat roof on the existing utility room to the rear, with a pitched roof.

Policy TB24 of the Managing Development Delivery Development Plan (MDD) states that the Borough will conserve and seek the enhancement of designated heritage

assets in the Borough and their settings by requiring works which affect heritage assets, in this case Murdoch Road Conservation Area, to at least conserve, and where possible, enhance the local character, setting, management and historic significance of designated heritage assets.

In this regard, the proposed works would be wholly located towards the rear of the property, with minimal views from the public road, so that there would be minimal impact on the character and appearance of the Conservation Area. Furthermore, the materials will match those of the existing house and the pitched roof would be of same ridge height as the existing pitched roof on the single storey rear extension, so that overall the visual appearance of the existing building would not be unduly harmed.

It should also be noted that several properties situated along Sturges Road showcase similar roof windows and roof-mounted PV panels (in the case of no. 21 Sturges Road), so that the proposal would not appear out of place in the local context.

Neighbouring Amenity:

The new Velux windows would be located to the rear and would have similar views as existing windows, with oblique views upon neighbouring gardens which is commonplace within urban residential areas.

Likewise, the new pitched roof over the existing utility room would be at single storey level, with same maximum roof ridge height as the existing single storey pitched roof over the kitchen. As such, it is not considered this modest change would result in any loss of light or overbearing impacts upon habitable spaces of the adjoining property no. 21 Sturges Road.

Other:

Given the nature of the proposal, there is no negative impact identified with regard to highway safety, parking provision, landscape & trees, and flooding & drainage.

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:	Approval
Date:	11 September 2024
Earliest date for decision:	7 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	11 September 2024