

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261477
Site Address:	17 Ruby Close, Wokingham, RG41 3TX
Expiry Date:	18 August 2026
Site Visit Date:	9 July 2026
Proposal: Householder application for the proposed erection of a first-floor rear extension, and alterations to the roof form of the rear single storey elements. Erection of a first-floor front extension. Plus, conversion of the existing garage to provide habitable accommodation.	

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 CP7 – Biodiversity 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 CC07 – Parking TB23 – Biodiversity and Development
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 NE1 – Biodiversity and geodiversity NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
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
33021	Erection of a single storey front extension to enlarge lounge & create new porch, double storey side extension to provide	Approved 17/06/1989

	kitchen/breakfast room & garage with bedroom and bathroom over.	
012474	Proposed two storey side extension to dwelling.	Approved 08/11/2001
161157	Application for a certificate of lawfulness for the proposed erection of single storey rear extension to include orangery and utility room following demolition of existing conservatory.	Withdrawn 14/07/2016
162166	Householder application for the proposed erection of a single storey rear extension to dwelling following removal of existing conservatory.	Approved 15/12/2016

CONSULTATION RESPONSES

Internal

WBC Ecology – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application, and their comments are summarised below: We hope dust and noise pollution would be at a minimum. <i>Officer comments: It is not anticipated that the construction works associated with the extension would result in excessive levels of noise and dust pollution that could not be mitigated via normal work practices.</i>

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a first-floor rear extension to extend an existing bedroom. The erection of a first-floor front extension to extend an existing bedroom. Alterations to the roof form of both single storey rear elements. Plus, the conversion of the existing garage to create a study and shower, and changes to fenestration.

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 proposed first floor rear extension would project 1 metre from the rear of the existing first-floor rear building line and is set 2.1 metres from the boundary with the neighbouring property. The eaves height of the proposed extension matches that of the main dwelling, but the ridge height is set down 0.75 metres from the ridge height of the main roof. This shows compliance with guidance in the Borough Design Guide (BDG) for rear extensions. The proportionate scale and unimposing design of the rear extension ensures that it would appear as a subservient addition to the dwelling and it would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the extension is to the rear of the property, and it would only be partially visible from the public domain and this further demonstrates that it poses no harm to the character of the area.

First Floor Front Extension:

The proposed first floor front extension would project 0.9 metres forward and this would be in-line with the existing first-floor front building line. The roof form created would have a subservient additional pitch that is not typical of the surrounding area, however, given this is limited in scale it is deemed that it would have no adverse harm on the appearance of the host dwelling or the wider character of the area.

Garage Conversion:

The proposed conversion of the garage would see the garage door being replaced with a front facing window that would match the style and appearance of the other windows on the dwelling, additionally, the new brickwork would also match the existing dwelling. As such, it is not deemed that the conversion of the garage poses any harm to the appearance of the host dwelling or wider character of the area.

Single Storey Rear Roof Alterations:

The proposed roof alterations are relatively minor works that will see the glass roofs being replaced with tiled, pitched roofs. These alterations pose 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 a new window being inserted on the north-western side elevation at first-floor level to serve the new en-suite bathroom. This minor change poses no harm to the appearance of the host property or wider character of the area.

Neighbouring Amenity:**First Floor Rear Extension:**

The proposed first floor rear extension extends 1 metre from the rear of the dwelling and is set 2.1 metres from the boundary with the neighbouring property. Given the appropriate separation to the boundary, and as the extension only projects for 1 metre, it is not considered that this would result in any significant overbearing or loss of light impacts upon the neighbouring property. In terms of overlooking, the proposed rear extension would comply with the 22-metre back-to-back separation distance advocated within design principle R16 of the BDG. As such, the rear extension is deemed as having no significant impact upon neighbouring amenities.

First Floor Front Extension:

The proposed first floor front extension would be wholly aligned with the side of the neighbouring property and their garage, and as such it is deemed that the front extension poses no harm to neighbouring amenities on overbearing or loss of light grounds. Additionally, no concerns are raised with regards to overlooking.

Garage Conversion:

The proposed garage conversion poses no harm to neighbouring amenities.

Single Storey Rear Roof Alterations:

The proposed roof alterations pose no harm to neighbouring amenities.

Changes to Fenestration:

The proposed new window poses no harm in terms of overbearing or loss of light. However, to ensure the window will not introduce any significant overlooking concerns a condition is recommended to ensure that this window is obscure glazed and non-opening below a height of 1.7 metres above the finished floor level.

Residential Amenity Space:

The proposed works pose no harm to the usability of the site's rear amenity space for current and 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:	8 September 2026
Earliest date for decision:	15 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	08/09/26

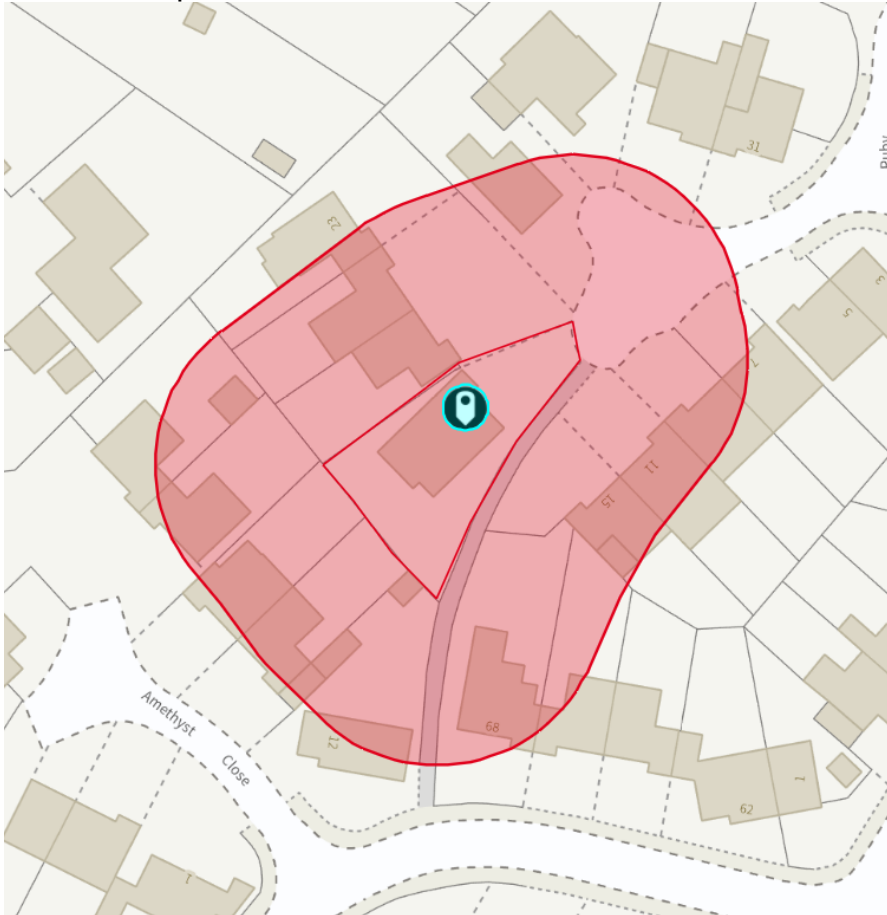
PLANNING CONSTRAINTS/STATUS

Close

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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

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UB830	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UB831	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UB832	Ecology Officer, Green Infrastructure Team

4	Bat survey required for planning applications that involve roof modification or demolition.	UC830	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	UC831	Ecology Officer, Green Infrastructure Team

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=0300000530000&notes=&location=474433,171279%20(IRZ%20polygon%20centre)

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	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Evendons Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m