

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260051
Site Address:	16 Northbury Lane, Ruscombe, Wokingham, RG10 9LQ
Expiry Date:	12 March 2026
Site Visit Date:	3 February 2026
Proposal: Householder application for the proposed erection of single storey front extension for replacement porch, conversion of existing garage to habitable accommodation plus erection of detached double garage.	

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
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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways- No Ojection
WBC Landscape and Trees- No Objection subject to conditions and reasons
WBC Ecology Newts- No Objections

External

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a detached dwelling located in the development limits of Ruscombe. The site lies within an established residential setting characterised by individual dwellings set within generous plots.

The proposal seeks permission for the erection of a single-storey front extension to provide a replacement porch, together with the conversion of the existing garage to habitable accommodation. The application also includes the erection of a detached double garage within the site.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding dwellings along street scene are predominantly detached residential properties set within generous plots and layouts that do not adhere to a uniform building line.

The proposed front extension will create a porch with a pitched roof, making the entrance larger and the proposed garage conversion is intended to create a snug with a WC. It also incorporates the addition of one large window and one smaller window for the WC.

Finally, the proposed detached double garage would be located to the front of the property within the existing driveway area. Whilst this stands contrary to the BDG which seeks to limit new garages forward of the front facing building line, the plot is unique in its shape with limited visibility from the street scene. Accordingly, due to the orientation of the dwelling and the positioning of the proposed garage, it is considered that the development would have minimal impact on the character of the area.

it is noted that several neighbouring properties also benefit from detached garages within their plots, often forward of the front facing building line. In this respect, the proposal would be in keeping with the established character of the surrounding area and would not stand contrary to CP1 or CP3 of the Core Strategy.

The proposed development is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The proposed alterations include the addition of two windows on the front elevation. However, due to the orientation of the dwelling and the fact that the extension is single storey in height, no overlooking concerns are raised. Additionally, the proposed garages are single storey in height, are not intended to be habitable and do not include any additional windows.

Overall, the proposal would not result in overlooking or loss of privacy, given the design, scale, orientation, and the separation distances between neighbouring properties.

Loss of Light and Overbearing:

The proposed extensions are modest in scale and appropriate in terms of their form, proportions and design. As all elements of the development are single storey, the proposals would not result in an overbearing impact or an unacceptable loss of light to neighbouring properties.

Highway Access and Parking Provision:

The proposal involves converting the existing double garage into habitable accommodation and erecting a new detached double garage, creating a dwelling with 10 habitable rooms.

Although the number of habitable rooms increases, the new double garage ensures adequate off-street parking is retained, with sufficient driveway space on the generous plot. The development meets the Council's parking requirements, and no adverse impacts are anticipated.

Cycle parking for three bicycles can be accommodated within the garage, with direct rear garden access, which is considered acceptable.

Flooding and Drainage:

The site is not located in a flood zone and is identified as being at low risk of surface water flooding. Therefore, no drainage conditions have been imposed.

Landscape and Trees:

The Council's Tree and Landscape Officer raises no objection in principle to the proposed alterations and detached double garage, as the development will not impact the protected Oak (TPO-0516-1989) at the site entrance, the three protected Hornbeams (TPO-0516-1989), or the protected woodland (TPO-1845-2022) to the south.

Whilst no concerns were raised with respect to harm to any landscape features, WBC Trees and Landscape requested a condition for a scheme of soft landscaping as the increase in built form/ impermeable area was noted. Given officer site visit confirmed this area is substantially hard surfaced, it is not considered a landscaping condition would meet the 6 tests outlined within the NPPF and PPG and accordingly they are not sought.

Ecology:

The site is located within an area identified as having bat roost potential. As the proposal does not involve any works to the roof of the property, the development is unlikely to have any impact on bats or their roosting habitats.

The site lies within a red impact risk zone for great crested newts, and therefore WBC Ecology (Newts) were consulted. There are five ponds within 500m of the site, three of which were recorded as supporting great crested newts in 2017. Although no ecological information has been submitted, the proposed works are small-scale and located within a residential garden where surrounding development limits newt movement. As such, the development is unlikely to significantly impact great crested newts or their habitat.

An informative is recommended to remind the applicant of their legal obligations and to encourage precautionary measures during construction.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	Not required
Recommendation:	Approve
Date:	18 February 2026
Earliest date for decision:	9 February 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	06.03.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 Modest Development Locations Ruscombe

Site Allocation | Total count: 1

1 Allocated Housing Development Land at 146 London Road, Ruscombe

Risk of Flooding from Surface Water | Total count: 1

1 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent

BGS Radon Affected Areas | Total count: 1

1 Maximum radon potential is 1-3% of houses Public Health England

Bat Roost Habitat Suitability | Total count: 9

1 Bat survey required for planning applications that involve roof modification or demolition.

UZ464 Ecology Officer, Green Infrastructure Team

2 Bat survey required for planning applications that involve roof modification or demolition.

VA464 Ecology Officer, Green Infrastructure Team

3 Bat survey required for planning applications that involve roof modification or demolition.

VA465 Ecology Officer, Green Infrastructure Team

4 Bat survey required for planning applications that involve roof modification or demolition.

VA466 Ecology Officer, Green Infrastructure Team

5 Bat survey required for planning applications that involve roof modification or demolition.

VB465 Ecology Officer, Green Infrastructure Team

6 Bat survey required for planning applications that involve roof modification or demolition.

VB466 Ecology Officer, Green Infrastructure Team

7 Bat survey required for planning applications that involve roof modification or demolition.
VB467 Ecology Officer, Green Infrastructure Team

8 Bat survey required for planning applications that involve roof modification or demolition.
VC464 Ecology Officer, Green Infrastructure Team

9 Bat survey required for planning applications that involve roof modification or demolition.
VC465 Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

Great Crested Newt Impact Risk Zone

Amber For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zone

Red For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 2

Great Crested Newt Impact Risk Zone

Amber Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

Great Crested Newt Impact Risk Zone

Red Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

Landscape Character Assessment 2019 | Total count: 1

1 Landscape Character Assessment 2019 Wargrave-Twyford Arable Chalk Lowlands

Tree Preservation Orders Served or Confirmed | Total count:

1 TPO-0516-1989 Single Confirmed

2 TPO-1845-2022 Woodland Confirmed