

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252980
Site Address:	43 Ruskin Way, Wokingham, Wokingham, RG41 3BP
Expiry Date:	4 February 2026
Site Visit Date:	6 January 2026
Proposal: Householder application for the proposed erection of a rear extension, following demolition of existing conservatory.	

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
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 Digital Solutions Scanning WBC Landscape and Trees- No Objection	
External	

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

APPRAISAL

Site Description:

The application relates to a detached dwelling located on Ruskin Way in Wokingham, an area characterised by family housing with private front and rear amenity space. The property is situated within a residential street and benefits from off-street parking and a private rear garden. The dwelling has not had any previous alterations.

The proposal seeks permission for a rear extension following the demolition of the existing conservatory. The rear extension will be almost identical in scale to the existing conservatory; therefore, it would not result in a significant change to the overall appearance or impact on the property.

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 dwellings in the surrounding area are predominantly residential in character and display a variety of forms and layouts, with no strict adherence to uniform building lines. A number of properties along Ruskin Way, including No. 47, have previously been granted planning permission for rear/side extensions, which has helped to shape the established character and appearance of the area. As such, the proposed extension is considered consistent with the prevailing character of the locality and would not appear out of place within the street scene.

The proposed extension is located to the rear of the property and will be well removed from the street scene. As such, it would not be visually prominent and would be in keeping with the character and appearance of the surrounding area. The materials used in the construction of the extension would match the existing dwelling.

Therefore, the proposal is considered compliant with Policies CP1 and CP3 of the Core Strategy and the Borough Design Guide in terms of its appearance.

Neighbouring Amenity:*Overlooking:*

The proposed extension is single storey and located to the rear of the dwelling, which benefits from a generous amount of amenity space. The north elevation would contain no windows, thereby preventing any direct overlooking of the neighbouring property. The south elevation would incorporate two rooflights and bi-fold patio doors, while the west elevation would include a single window.

Given the single-storey nature of the proposal and the positioning of the openings, the development would not result in a harmful loss of privacy to neighbours.

Loss of Light and Overbearing:

The proposed development is modest in scale and acceptable in terms of their design. As the development is single storey, there are no significant concerns regarding overbearing impact or loss of light.

Highway Access and Parking Provision:

The proposed development will not affect highway access. The submitted proposed floor plan confirms that there is no increase in the number of habitable rooms; therefore, the existing parking provision remains appropriate for the dwelling.

Amenity Space:

Due to the limited scope of this extension, there would be minimal loss of amenity space. The residual garden space is in keeping with the Borough Design Guide (BDG) which states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable". After the extension the total length rear amenity space is approx. 19.68 metres meaning there will be sufficient space remaining in accordance with the BDG.

Flooding and Drainage:

There are no concerns regarding flooding or drainage.

Landscape and Trees:

The application site is located within an area subject to Tree Preservation Orders (TPO-0020-1973 and TPO-0087-1978), both of which are confirmed woodland TPOs. As a result, Wokingham Borough Council's Landscape team was consulted on the proposal.

Following consultation, the Landscape Officer raised no objection to the proposal. It was noted that the proposed extension would project only slightly further than the existing conservatory, as the conservatory's end wall is curved while the proposed extension would be straight. It was also confirmed that the existing patio would remain unchanged.

Ecology:

The site is located within an area identified as having bat roost potential. As the proposal does not involve any works to the main roof of the property, the development is unlikely to have any impact on bats or their roosting habitats and thus express mitigation via the planning process is not required. It is noted that the development includes elements of demolition, however, a conservatory does not provide roosting features that as above would require express mitigation.

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:	Approval subject to conditions
Date:	28 January 2026
Earliest date for decision:	11 January 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	29.01.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 2

- 1 *Countryside Countryside*
- 2 *Major Development Locations Wokingham*

Bat Roost Habitat Suitability | Total count: 4

- 1 *Bat survey required for planning applications that involve roof modification or demolition. TM862 Ecology Officer, Green
Infrastructure Team*
- 2 *Bat survey required for planning applications that involve roof modification or demolition. TN862 Ecology Officer, Green
Infrastructure Team*
- 3 *Bat survey required for planning applications that involve roof modification or demolition. TN863 Ecology Officer, Green
Infrastructure Team*
- 4 *Bat survey required for planning applications that involve roof modification or demolition. TO862 Ecology Officer, Green
Infrastructure Team*

Great Crested Newt Impact Risk Zones | Total count: 2

- 1 *Great Crested Newt Impact Risk Zone Amber For Householder applications check HH Layer. Consult NatureSpace for all
other types of development*
- 2 *Great Crested Newt Impact Risk Zone Red For Householder applications check HH Layer. Consult NatureSpace for all
other types of development*

Landscape Character Assessment 2019 | Total count: 1

- 1 *Landscape Character Assessment 2019 Wokingham-Winnersh Settled and Farmed Clay*

Tree Preservation Orders Served or Confirmed | Total count: 2

- 1 *TPO-0020-1973 Woodland Confirmed*
- 2 *TPO-0087-1978 Woodland Confirmed*