

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252473
Site Address:	18 St Michaels Court, Twyford, Wokingham, RG10 9UF
Expiry Date:	8 December 2025
Site Visit Date:	11 November 2025
Proposal: Householder application for the proposed erection of a single-storey rear extension following demolition of existing conservatory and patio.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM10 - Flood Risk DM11 - Water Resources
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
222382	Householder application for the proposed erection of single-storey rear extension following demolition of existing conservatory and patio.	Approve 09/09/2022

971813	Proposed single storey rear extension to dwelling to form conservatory.	Approve 23/02/1998
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CONSULTATION RESPONSES

Internal

WBC Drainage
WBC Landscape and Trees- No objection.

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is located in a small residential cul-de-sac, on St Michaels Court within the modest development location of Ruscombe. The existing building is a large detached 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, in the modest development of Ruscombe and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

Character of the Area:

CP1 of the Core Strategy requires the proposed erection of a single-storey rear extension following demolition of existing conservatory and patio to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed erection of a single-storey rear extension following demolition of existing conservatory and patio to be of an

appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed development involves the demolition of the existing conservatory and the construction of a single-storey rear extension.

The existing conservatory has a maximum height of c.3.51m, width of c.4.22m and depth of c.3.05m. The proposed extension would have a height of c.3.87m, width of c.7.53m and depth of c.3.93m from wall to flank, however including the overhang it has a depth of c.4.73m. While the proposed extension would be larger than the existing conservatory with respect to its width and depth, however its overall form and position would result in a similar visual impact given its location.

The proposed extension would have a depth of c.3.87m, which is within the 4-metre limit recommended for single-storey rear extensions in the Borough Design Guide.

The proposed single-storey rear extension will comply with CP3, even though the proposed materials will not be subservient to the existing built form, these are identified on the application form to consist of Zinc standing seam or EPDM roof (The pitch is too low for tiles to be reliable and the zinc is a close colour match to the existing roof), timber cladding walls and double glazed uPVC or wood frame windows. The proposed extension will have a part gable and part flat roof. The design and materials are well considered and this design will ensure the character of the area is not detrimentally impacted, nor significantly changed.

Given its proportionate scale and unimposing design, it is deemed that the rear single-storey extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the proposal is to the rear of the property where it would not be visible from the public domain, and this further demonstrates that the proposal poses no detrimental harm to the character of the area in compliance with CP1 and CP3 of the Core Strategy as well as the Borough Design Guide.

The associated hard surfacing linked to the extension is modest in scale and will not detrimentally impact the character of the area.

Neighbouring Amenity:

CP3 says the proposed single-storey rear extension should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

There have been no neighbour objections.

Overlooking:

The conservatory is located at the rear of the property in the back garden. Given the nature of the extension as single storey, the rear extension would have a very similar outlook to the existing conservatory, therefore it is not going to have a significant or harmful impact in terms of potential privacy issues or overlooking concerns. There are new ground floor windows on both sides of the proposed extension, however the existing boundary fencing would be high enough to sufficiently mitigate any overlooking

concerns and there is an insufficient arc of outlook due to the angle of the skylight, therefore it is insufficient to overlook into neighbouring property (no.17).

The linked patio is c.0.72m in height at its highest and would have an acceptable impact on neighbouring amenity that does not detrimentally enable overlooking into the neighbouring properties. The site is enclosed by close boarded timber fencing, and the location of the patio means any direct overlooking northward would be limited. To the south there is a tall hedge that would restrict any overlooking. The property to the south also has a long rear garden and the private rear elevation of this house would be approximately 44m away.

Loss of Light:

The Borough Design Guide states that the minimum separation distance between flank and boundary should be minimum 1m, the proposed single-storey rear extension would not comply with this as it adheres to R16 in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, the proposal has a c.87m separation distance. However, this would be acceptable as there is no loss of light on the neighbouring property (no.17 St Michaels Court) due to the proposed single storey being of a modest height and separated away from the neighbouring property by c.6.16m

Overbearing:

The Borough Design Guide states that it is recommended that the height of extensions should be no more than 3m when adjacent to the boundary. The proposed single-storey extension has an proposed eaves height of c.3.86m, which is marginally over the guidance relating to overbearing. The overall scale and massing of the extension is proportionate to the host property. It does not introduce an excessive height, depth or bulk that would dominate neighbouring outlooks.

Amenity Space:

R16 of the Borough Design Guide states *“The council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable.”* The proposed single-storey rear extension will result in a minor loss of amenity space. The application site currently has a rear garden with a depth of c.13.46m (when measured from the main rear wall of the host property). The proposed single storey would reduce the rear garden depth to c.9.73m. However, it is accepted that in areas with a suburban character, more compact gardens may be appropriate.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, drying clothes and providing outside storage space. Therefore, the erection of a single storey extension would not be detrimental to the enjoyment of the current and future occupiers and is deemed as acceptable.

Flooding and Drainage:

The Council's Drainage Officer has commented on this application and they have identified that the application site is located within Flood Zone 1 and that it is at a low risk of surface water flooding according to EA mapping. Given the size of the rear

extension and proposed patio, there will be an increase in impermeable surfaces on the site. As no drainage details have been submitted as part of the application to cover this increase in impermeable area (which could impact surface run off), the Drainage Officer has requested a condition requiring full details of the drainage system to be submitted to the local planning authority prior to commencement. Accordingly, this condition is recommended and agreed by the applicant.

Landscape and Trees:

Further to consultation, WBC Trees and Landscape noted that the Copper Beech tree growing to the front of dwelling at 17 St Michaels Court is protected by a TPO (0538/1990). However, there are no changes proposed to the front of number 18 St Michaels Court as part of this application the tree will not be impacted in any way.

Conclusion:

In conclusion, the proposed demolition of a conservatory to create a single storey rear addition would not detrimentally harm the character and appearance of the area, would not detrimentally harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it is 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 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:	Yes
Recommendation:	Approve
Date:	18 November 2025
Earliest date for decision:	7 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.11.2025

PLANNING CONSTRAINTS/STATUS

EA Groundwater Zones

Risk of Flooding from Surface Water

BGS Radon Affected Areas

Bat Roost Habitat Suitability

Great Crested Newt Impact Zones

Tree Preservation Orders Served or Confirmed