

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261080
Site Address:	7 St James Close, Ruscombe, Wokingham, RG10 9LJ
Expiry Date:	28 July 2026
Site Visit Date:	30 June 2026
Proposal: Householder application for the proposed erection of a single storey rear extension, alterations to roof including the insertion of a front canopy roof, plus part garage conversion to create habitable accommodation.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC06 – Noise CC07 – Parking
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 SS4 – Development within or adjacent to minor settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Ruscombe Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
991507	Proposed Single Storey Side Extension To Form Garage	Approve - 01 December 1999

CONSULTATION RESPONSES

Internal
WBC Ecology – No comments received

External
No comments received

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

APPRAISAL
Site Description: The application site relates to a detached single-storey dwelling situated on the southern side of St James Close, Ruscombe. The property occupies a residential plot within an established cul-de-sac characterised predominantly by detached bungalows of a broadly consistent scale and form, set back from the highway behind front gardens and driveways providing off-street parking. The dwelling benefits from an attached garage, private rear garden and off-street parking to the front. Proposal Description: Planning permission is sought for the erection of a single-storey rear extension, alterations to the front and rear existing roof, including the formation of a front-facing canopy over the front door and installation of gable ended pitched roof above the attached garage and rear extension, together with a part conversion of the garage to create additional habitable accommodation. The proposed rear extension would take a dog-leg form, projecting a maximum of c5.67m beyond the existing rear elevation. The extension would incorporate two pitched roof elements, both of which would remain below the existing ridge height of the dwelling. The proposed roof alterations would comprise the formation of a front-facing gable over the existing garage, together with two rear-facing gables and introduction of gable over the front door. Whilst these alterations would increase the built form of the roof, neither of the rear gables would exceed the existing ridge height of the dwelling. The proposal also includes the part conversion of the existing integral garage to habitable accommodation. 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:

The surrounding area is characterised predominantly by detached bungalows of broadly similar scale and appearance. Whilst the dwellings display a generally consistent form, there is evidence of domestic alterations and extensions throughout the locality, contributing to a varied but cohesive residential character.

The proposal includes a part conversion of the existing integral garage to provide additional habitable accommodation. The conversion would be largely internal in nature, with the existing garage door retained. Consequently, the proposal in this regard would not materially alter the appearance of the dwelling.

The proposed single-storey rear extension would provide approximately c.20.85sqm of additional floorspace. The extension would partly infill the existing staggered rear elevation, projecting between c.2.92m and c.5.67m from the existing rear wall to create a more consistent rear building line. Located wholly to the rear of the property, the extension would have limited visibility from the public realm and would remain subordinate to the host dwelling.

The proposal also includes alterations to the existing roof, comprising the formation of a pitched gable over the existing garage and rear extension, with an addition gable end serving the rear extension. Whilst these alterations would increase the amount of built form, the proposed roof additions would remain proportionate to the scale of the dwelling. The rear gables would remain below the existing ridge height, whilst the front garage gable would increase the ridge height in this location by only c.0.2m. Collectively, the roof alterations would integrate with the existing dwelling and would not appear visually dominant.

In addition, the proposal includes the introduction of a front canopy roof projecting c.0.73m from the principal elevation. Whilst visible from the public realm, the canopy would remain modest in scale and would complement the existing entrance. Furthermore, gable frontages are a common architectural feature within the immediate locality, with examples present at Nos. 8, 10 and 12 St James Close. As such, the proposed alterations would integrate well with the established character of the street scene.

Overall, the scale, form and design of the rear extension, roof alterations and garage conversion are considered sympathetic to the host dwelling and would preserve the character and appearance of the surrounding area, in accordance with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposed rear extension would incorporate glazing serving the application site's private rear garden, consistent with the existing arrangement. The proposal would also remove the existing side-facing window within the dwelling, thereby reducing opportunities for overlooking towards the neighbouring property.

The proposed roof alterations would not introduce any side-facing windows, with all new openings orientated either to the front or rear of the dwelling. Furthermore, the part garage conversion would retain the existing pattern of fenestration to the front elevation. Accordingly, the proposal would not result in unacceptable overlooking or loss of privacy to neighbouring occupiers.

Loss of Light and Overbearing:

The proposed rear extension would project between c.2.92m and c.5.67m beyond the existing rear elevation. Whilst the extension would project c.1.22m beyond the rear building line of neighbouring No. 6, the neighbouring dwelling is set c.1.6m from the shared boundary, providing a degree of separation between the two properties.

The extension would remain single storey in scale. Although the proposal introduces a pitched gable roof above part of the rear extension and garage conversion in place of the existing flat roof, the eaves adjacent to the shared boundary would measure c.2.35m in height. The maximum ridge height of c.3.6m would not be reached until c.1.7m from the shared boundary, ensuring that the increase in height is set away from the boundary and reducing its visual prominence when viewed from the neighbouring dwelling.

Furthermore, no side-facing windows are proposed within the new roof form, preventing any additional overlooking and limiting the perceived mass of the development. Whilst the proposal would introduce additional built form in comparison to the existing dwelling, the extension would remain subordinate in scale and, having regard to the retained separation between the dwellings, is not considered to result in an unacceptable loss of light or an overbearing impact upon the occupiers of No. 6.

With regard to No. 8, the proposed rear extension would not materially alter the existing relationship between the properties and, owing to its scale and siting, would not result in unacceptable impacts upon the living conditions of the neighbouring occupiers.

The proposed front canopy would project c.0.73m from the principal elevation. Owing to its modest scale and position to the front of the dwelling, where it would be largely screened from No. 6 by the projecting garage and from No.8 and 9 by mature vegetation it is not considered to result in an unacceptable overbearing impact or material loss of light to neighbouring occupiers.

Accordingly, the proposal is considered to comply with Policy CP3 of the Core Strategy in respect of neighbouring residential amenity.

Highway Access and Parking Provision:

The proposal includes the partial conversion of the existing integral garage to provide additional habitable accommodation.

The existing garage does not meet the minimum internal dimensions for an attached garage. As such, it does not constitute a full parking space. Following the proposed conversion, the retained garage would measure c.3.2m in length by c.2.9m in width.

Notwithstanding this, the application site would retain sufficient driveway parking to accommodate two vehicles off-street. Whilst the proposal would increase the amount of habitable accommodation within the dwelling, it would not increase the number of bedrooms beyond a level that would generate an unacceptable increase in parking demand. Consequently, the level of off-street parking is considered sufficient to serve the development and the proposal would not result in unacceptable highway safety or parking impacts.

Accordingly, the proposal is considered to comply with Policy CP6 of the Core Strategy.

Amenity Space:

The proposed rear extension would reduce the size of the existing rear garden. Notwithstanding this, the development would retain a private rear garden with a minimum depth of c.33.5m, providing a generous area of usable outdoor amenity space for the existing and future occupiers of the dwelling.

Accordingly, the proposal is considered to provide an acceptable standard of private amenity space and complies with Policy CP3 of the Core Strategy.

Ecology:

The application site falls within a Bat Roost Habitat Zone. A Preliminary Bat Roost Assessment has been submitted in support of the application. The assessment concludes that the proposed development is not anticipated to result in adverse impacts upon bats or their roosting habitat and that no evidence of bat roosting potential requiring further survey was identified.

Having regard to the submitted ecological information, it is considered that the proposal would not result in unacceptable impacts upon protected species and is therefore acceptable in ecological terms.

Conclusion:

For the reasons stated above, this application is recommended for approval.

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:	23 July 2026
Earliest date for decision:	24 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.07.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant