

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243199
Site Address:	9 Northbury Avenue, Ruscombe, Wokingham, RG10 9LH
Expiry Date:	25 March 2025
Site Visit Date:	17 February 2025
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Locations.
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas
Local Plan Update Submitted Sites
Great Crested Newt Consultation Zone Minor

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Ruscombe Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
111250	Proposed Lawful Certificate – Application for a certificate of proposed lawful	03/08/2011 – Approved.

	development for the extensions to extend existing rooms and create a conservatory.	
072085	Full Planning Approval – Proposed erection of pitched roof to replace existing single storey extensions to dwelling.	11/07/2007 – Approved.
052629	Full Planning Approval – Proposed single storey side extension to form replacement garage and pitched roof to existing side extension.	09/08/2005 – Approved.

CONSULTATION RESPONSES

Internal

WBC CIL – Development is not CIL Liable.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application is a detached bungalow property in Ruscombe and falls within a modest development location. The immediate surrounding area is a mix of detached bungalows of varying design and character. The property is set back from the public highway allowing for a small front garden and driveway.

The existing dwelling is having a mix of light pink/red bricking for the external walls, dark brown tiled roof, with a side gate for easy access to the rear of the property.

Proposal:

The proposed development includes the erection of a single storey rear extension to be used as a living room (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.

Design/ Character of the Area:

In terms of policy CP3 'General Principles for Development', point (a) states that proposed developments should be of an appropriate scale, mass, layout, built form, height, materials and character to the area together with a high-quality design. The proposed development matches the existing activity and character of the area.

In terms of the Borough Design Guide, it states that single storey rear extensions should not project past the rear wall for more than 4m.

The maximum eaves and ridge height should be no more than those of the existing property.

The proposed rear extension would extend beyond the rear wall of the original dwelling by approx. 3.9m and so complies with the recommended depth in the Borough Design Guide. The ridges and eaves height of the extension would be similar height to the original house they do not project any higher. Similarly, 12 Northbury Avenue has had a similar scheme and design approved and implemented (WBC ref. 170295). In terms of design, it complies with the criteria of the Borough Design Guide. The overall character and design of the Northbury Avenue is varied in rear extension designs; the proposed development would mainly be focused at the rear of the property, there would be minimal visibility from the front. Therefore, the proposal would not be at odds with the street scene.

In terms of materials, these are to match the main dwelling, and this would be secured via condition.

Overall, in terms of built form, this would have very minimal impact on the street scene and surrounding are due to its location at the rear of the property. In consideration of this, the proposal is acceptable in terms of design.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

The proposed rear extension would have two side windows, on the west and east side elevations. However because they are at ground floor level, they would not have reaching views to neighbouring properties due to them facing onto boundary treatment that would help alleviate concerns of overlooking. There would also be two rooflights installed, however this would not result in substantial overlooking due to their orientation and positioning in the roofscape.

Loss of Light:

A 45-degree angle test was performed on both neighbours of the property from the nearest habitable room at 7 and 11 Northbury Avenue. This line was not breached for either neighbour as the extension would be well set off from both side boundaries. As such, the proposed single storey rear extension would not result in a loss of light for either neighbour.

Overbearing:

The proposed rear extension would have the same building line as the most immediate neighbour (no. 7 Northbury Avenue). The extension also complies with the Borough Design Guide in terms of depth and therefore will not result in massive overbearing effects. The proposed roof form of the rear extension would be a pitched roof. The separation distance on either side of the proposed extension from the site boundary exceed a distance of 1m. With the positioning of the proposed rooflights this would alleviate any overbearing the proposed development may have on the neighbouring properties.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

The proposal is intended on creating a lounge space at the rear of the property, so an increase in habitable floor space. However, it can be seen that the site can accommodate 2 cars which is considered to be acceptable.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

The site has been identified to be located within an area that could host potential bats. However, the proposed site is a bungalow so the single storey rear extension would be breaking into the main roof of the original dwelling. A preliminary bat assessment was submitted to LPA, which concluded that there were no visible features externally or internally that could be used by potential roosting bats.

Conclusion:

In consideration of the assessment above, the proposal is considered acceptable and 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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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 subject to following conditions: 1. Full Planning Permission – 3 years 2. Approved Details 3. Materials
Date:	27 February 2025
Earliest date for decision:	18 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27/02/25