

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252612
Site Address:	Rusken, Ruscombe Lane, Ruscombe, Wokingham, RG10 9JN
Expiry Date:	12 January 2026
Site Visit Date:	8 December 2025
Proposal: Householder application for the proposed erection of a single-storey front and side extension, alongside the conversion of the existing integral garage to habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposal – Modest Development Location – Ruscombe
Bat Roost Habitat Suitability Area

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Ruscombe Village Design Statement

No Relevant Planning History

CONSULTATION RESPONSES

Internal

WBC CIL – No Comment
External
N/A

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

APPRAISAL
Site Description: A detached bungalow and garage in the residential area of Ruscombe. It has an open front garden laid to gravel and a driveway for off street parking. 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. Proposal: Erection of a single-storey front and side extension, alongside the conversion of the existing integral garage to habitable accommodation. The single storey side extension and garage conversion will facilitate the enlargement of the kitchen/family room and have a window on the front elevation and a flat roof. It will measure 2.7m in width, 2.2m in depth and the maximum height will be 2.9m including the roof lantern. The single storey front extension will facilitate the enlargement of the bedroom and study; and have 2 no. windows on the front elevation. It will measure approximately 7m in width, 1.5m in depth and the maximum height to the top of the pitch roof will be approximately 4.5m, and to the top of the eaves approximately 2.4m. The existing side window to the study will be bricked up. Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The immediate street scene is a row of detached bungalows, with Rusken and Malvern forming a pair of bungalows of similar age and design. Both dwellings are set well back from the highway with open plan gardens approximately 10m in depth. The building line is linear but slightly staggered with Malvern located slightly forward of the application site and Brigham set slightly back. The front of the application site is located opposite a tall leylandii hedge that forms the front boundary to Kiln House, a 'Building of Traditional Character'.

In this case the maximum eaves height and ridge height would be no more than those of the existing property; the side extension would be adjacent to the boundary but set back by 10m from the principal elevation and would have a lower roof line. The front extension would project approximately 1.5m forward of the existing building line and be parallel with the principal elevation of Malvern. Therefore, the rhythm of buildings and gaps between them along the street would not be significantly disrupted and the proposal would not cause significant harm to the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: There would be no side windows facing onto habitable rooms at Malvern. The front window of the kitchen would have oblique views of the side boundary which is a 1.8m high fence. The front windows of the study and bedroom would have oblique views of the boundary with Brigham which is a dense edge approximately 3m in height. Therefore, there would be no significant increase in overlooking.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In this case the vertical 45-degree angle test is complied with in relation to nearest habitable rooms at Malvern and Brigham. Furthermore, the extensions would be south facing, and the nearest habitable rooms would continue to receive sunlight for most of the day. Therefore, there would be no significant overshadowing because of the proposal.

Overbearing: The limited scale of the single storey extensions would not create an overbearing impact on neighbour amenity.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The proposed garage conversion will reduce the existing onsite parking provision by one. Two parking spaces measuring 2.5m in width and 5m in depth will remain following development. Therefore, the site will still meet the WBCs adopted parking standards that states dwellings with 3 bedrooms should have 2 spaces.

Ecology: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). The proposal is in an area where the habitat is suitable for bat roosting. Although a bat survey is not required in this instance because the incursion into the main roof is limited and that part of the house would be impacted by lighting and disturbance from the main front door, should the application be approved, the following Informative will be added to the Decision Notice:

“Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.”

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:	8 January 2026
Earliest date for decision:	21 November 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	08/01/26