

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260395
Site Address:	11 Northbury Avenue, Ruscombe, Wokingham, RG10 9LH
Expiry Date:	27 March 2026
Site Visit Date:	Not required unless objection received
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.00m, for which the maximum height would be 4.00m and the height of the eaves 2.60m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242467	Application for a certificate of lawfulness for the proposed erection of a single storey side extension following demolition of the existing single storey side extension and existing detached garage.	Approved 29/10/2024
242491	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.00m, for which the maximum height would be 3.30m and the height of the eaves 2.60m.	Prior Approval not required 28/10/2024

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description:

The application site features a detached bungalow set within a 1960's residential development.

Description of Development:

This application seeks prior approval for the erection of a single storey rear extension that would extend 7 metres from the rear wall of the original house, with a maximum height of 4 metres and an eaves height of 2.5 metres.

Land/ Property Designations:

There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).

The site is not subject to any wildlife designations but is within an identified Bat Roost Suitability Habitat.

Consultation:

All adjoining neighbouring properties were consulted on 17 February 2026 and given the statutory 21 days to respond. No objections have been received.

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.

Conclusion:

As no objections have been received as a result of the Neighbour Consultation Scheme, the prior approval of the Local Planning Authority is not required in this instance.

RECOMMENDATION

Recommendation:	Prior Approval Not Required
Date:	19 March 2026
Earliest date for decision:	12 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19/03/26