

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251701
Site Address:	33 New Road, Ruscombe, Wokingham, RG10 9LN
Expiry Date:	16 September 2025
Site Visit Date:	19 August 2025
Proposal: Householder application for the proposed erection of single-storey rear and side extensions and changes to fenestration.	

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 CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
140821	Proposed erection of a side/rear extensions and internal alterations following demolition of existing garage block and conservatories.	Approved 12/02/15

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection

WBC Ecology Newts: No objection

External

None consulted

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description: The application site is of a detached single storey dwelling set back to the west of New Road; predominantly agricultural land to the east. The application property is considered to share similar materials with neighbouring properties within the residential setting mainly of a red brick and concrete roof tiles. Aside from the materials, the overall design of the area is considered to prevail between the applicant site and neighbouring properties in close proximity which, in conjunction with the above, depicts a mixed character.

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 proposed side extension would have a very similar view as the existing conservatory, so it is not going to have a significant harmful impact. The extension would appear as subservient and modest addition which would not harm the street scene. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposal would exceed the recommended 4m depth for extensions advocated within the Borough Design Guide (5.85m in depth). The host property has a very spacious garden to accommodate such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The inclusion of the rooflights on the north elevation are minor additions which would not harm the street scene.

The proposed materials are to match the existing materials, thus in keeping with the current characteristics of the dwelling and therefore no harm to the character of the area.

Neighbouring Amenity:

Overlooking: The existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Given the significant separation distance from no.37, the rooflights would not result in harmful overlooking.

Loss of Light/ Overbearing: Given the extension is only single storey and flank wall of the extension and side boundary separation distance is over 6m, which complies with the minimum 1m separation distance set out in the BDG. Furthermore, the flank wall of the extension to the flank wall of no.37 is over approx. 7.90m as well as being set back from the rear building line of no.37, the proposal is considered not to be overbearing or result in harmful loss of light to no.37.

The flank wall of the extension and side boundary separation distance is approx. 2m from the side boundary of no.31, thus complying with the BDG. The extension would project forward of no.31 rear boundary line by approx. 2.70m. However, given the extension is only single storey and approx. 6.35m flank wall to flank wall separation distance. Such significant distance would not result in harmful loss of light or considered to be overbearing.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing or result in harmful loss of light.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Highway Access and Parking Provision: The applicant proposes to increase the numbers of habitable rooms from 6 to 7. The existing driveway and garage will be retained.

According to the WBC Car Parking Standards, the development of such scale in Town and Fringe location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The driveway has ample space for more than three parking spaces of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Ecology: The preliminary ecology appraisal report (Ref: SPH/PEA-25/08.07) concludes *“there is negligible potential for roosting bats within the property. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required”*. Therefore, the proposal would not have any negative ecological impacts.

Ecology Newts: The application site falls within a red impact risk zone for great crested newts, indicating an area with highly suitable habitat and likely presence of

the species.

Indeed, there are many records of great crested newts within 500m of the application site. The nearest known pond to the application site is approximately 100m southeast, and there are at least nine ponds within 500m of the site.

However, potential for dispersal of great crested newts into the application site is low because of various barriers in the landscape, including roads, impermeable boundary treatments, and buildings. New Road itself is unlikely to be a complete barrier, but the residential area will limit movement on the western side. The application site itself is largely surrounded by close-board fencing, with a large area of hardstanding to the front. The proposed extension is to the rear, within the existing built footprint and hardstanding / closely mown lawn.

Given the small scale of the development, the habitat that will be impacted, and the limited connectivity of the site to suitable features in the landscape, impacts to great crested newts and/or their habitat are considered highly unlikely. Due to the proximity to records of this species, there is some very small risk that individuals could be encountered within the application site. As such, an informative will be attached as part of the decision notice.

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
Date:	19 August 2025
Earliest date for decision:	12 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19 August 2025

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Ruscombe

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits - Concealed resources in areas assessed by BGS
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind TurbineAviation
1	All works exceeding 150 metres (492.1 feet)	YES YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Risk of Flooding from Surface Water | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	
1	Environment Agency Surface Water Flood Zones extent		1 in 100 year risk
2	Environment Agency Surface Water Flood Zones extent		1 in 100 year risk
3	Environment Agency Surface Water Flood Zones extent		1 in 100 year risk
4	Environment Agency Surface Water Flood Zones extent		1 in 1000 year risk
5	Environment Agency Surface Water Flood Zones extent		1 in 1000 year risk

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	VC472	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	VC473	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	VF472	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	VF473	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	VG472	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	VG473	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050-es=&location=480601,176993 %20(IRZ%20polygon%20centre)
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019 Wargrave-Twyford Arable Chalk Lowlands
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Wards | Total count: 1

#	NAME	Closest Approximate Distance
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1	Twyford, Ruscombe & Hurst Ward	0 m
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Parishes | Total count: 1

#	NAME	Closest Approximate Distance
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1	Ruscombe CP	0 m
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