

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252845
Site Address:	Ryeish Green Bungalow, Hyde End Lane, Spencers Wood, Wokingham, RG7 1ER
Expiry Date:	12 March 2026
Site Visit Date:	10/02/2025
Proposal: Full application for the proposed erection of a plant room to the rear of the building.	

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB09 – Residential Accommodation for Vulnerable Groups TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements

Borough Local Plan Update (LPU)	CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development CE5 – Embodies carbon CE6 – Reducing energy consumption in existing buildings CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
210641	Full planning application for the proposed change of use from Residential Institute (C2 class) to single storey supported housing unit for up to 6 people (C3b class), with single storey rear extension to existing building and changes to fenestration.	Approved, 18/08/2021
001335	Single storey side extension to existing classroom.	Approved, 20/12/2000
961026	Single storey extension to school.	Approved, 17/01/1997

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received.
WBC Environmental Health – No comments received.
WBC Landscape and Trees – No comments received.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council - no comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description and Proposed Development:

The application site is located to the south of Hyde End Lane in Spencers Wood, adjacent to the Oakbank School and Ryeish Green Sports Hub. The existing building on site is a traditionally constructed detached bungalow with a pitch roof and brick external walls. According to recent planning history, the building functions as a supported housing care unit.

Planning permission is sort for the erection of a single storey rear extension to accommodate a plant room.

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 extension would comprise a flat roof design and would sit marginally above the established eaves level of the host dwelling, resulting in a slight departure from the existing roof profile. It is acknowledged that this increase in height is necessary to meet the functional requirements of the plant room. Notwithstanding this, the extension would be modest in scale, constructed in matching materials and by virtue of its rearward siting, would not be visible from the public realm. The site is well enclosed and benefits from existing boundary screening. As such, the proposed development would not adversely impact the character of the area.

Neighbouring Amenity:

In terms of overlooking, the views offered from the new rear doors would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise. The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts to any neighbouring amenities.

Regarding noise and disturbance, the proposed plant room is situated away from the boundaries of the site. Furthermore, the plant room would face a car park related to Oak Bank School and would not impact the amenity of any nearby houses, pupils or staff.

Highway Access and Parking Provision:

As the proposal would not impact the existing parking arrangement on the application site, no objections to the proposed development are raised on highway grounds.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, the councils Trees and Landscape Officer considers that that no tree or landscape related impacts would arise from the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough, and the proposals would involve modifications to the existing roof space which could impact bat roosts.

The supporting Preliminary Bat Roost Assessment (By GS Ecology Ltd, January 2026, ref: ECO3973) found no evidence of bats or features potentially suitable for use by roosting bats during the internal and external inspections of the building and concludes that the potential for roosting bats is deemed to be very unlikely. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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:	Approval
Date:	26 February 2026
Earliest date for decision:	6 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.03.2026