

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250591
Site Address:	3 Northbury Avenue, Ruscombe, Wokingham, RG10 9LH
Expiry Date:	16 May 2025
Site Visit Date:	8 April 2025
Proposal: Householder application for the proposed erection of a front porch, single storey side extension and erection of a rear canopy roof. Plus, the installation of 2 no. roof lights and changes to fenestration. Following the demolition of the existing garage.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals

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 CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242289	Householder application to raise height of existing converted garage roof and new side window and rear door (retrospective).	Approved: October 2024
230390	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, plus addition of a rooflight.	Refused: April 2023
231132	Application for a certificate of lawfulness for the proposed single storey rear extension to include 1No rooflight to the existing rear roof.	Approved: June 2023

CONSULTATION RESPONSES

Internal
WBC Highways – No objection WBC CIL – No comments WBC Ecology – No comments
External
None

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

APPRAISAL
Context: The application site is located within a residential area of Ruscombe. This application seeks planning permission for the erection of a front porch, a single side extension, a single storey rear extension, and the installation of a canopy roof to the rear. 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 porch would become one of many similar developments that can be observed within Northbury Avenue, including an identical front extension at No.8. The proposal would be in keeping with its surroundings in this respect. The most apparent element of the scheme is the proposed side extension. This would allow for a continuation of the uniform architectural style and appearance of the existing dwelling, with the pitch roof, fenestration and external materials matching the form of the host dwelling. Accordingly, the extension would respond positively to the visual amenity of the existing property, thus complying with R23 of the Borough Design Guide. Towards the rear, the proposed scheme comprises an infill extension and the installation of a canopy roof. Both these components would have limited street presence, thus reducing any impact on wider character. In any case, both elements would appear as sympathetic additions to the existing property.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The proposed enlargements are limited to ground floor level and thus pose no added overlooking concerns. Similarly, due to the modest scale of the extended components, there are no concerns on overbearing or loss of light impacts.

Highway Access and Parking Provision: The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards. The existing level of parking will be retained, and this is considered acceptable to serve the development.

Ecology: A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that there is negligible potential for roosting bats within the property or garage, hence additional surveys are not deemed necessary. An informative is recommended to advise what measure should be undertaken if bat roosts are found in the building.

Conclusion: For all the above, the proposal is acceptable, and the application is 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
Date:	16 April 2025
Earliest date for decision:	11 April 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	17 April 2025