

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250227
Site Address:	17 Russley Green, Wokingham, RG40 3HT
Expiry Date:	9 October 2025
Site Visit Date:	22 April 2025
Proposal: Householder application for the proposed two storey front extension, including a new front porch. Plus a single storey side annex, two storey rear extension, plus the installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
001042	Proposed erection of a double postal pouch	Approved 21/11/00

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC CIL: Not CIL liable

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	16 Russley Green: 1 comment received in support of the application and 1 objects to certain aspects of the proposal Objection to non-frosted glass at the rear of the 1st floor extension implied by a rear facing bedroom. Objection to the rear 1st floor extension projecting back into the rear of the property beyond the original 1st floor rear of the building, overshadowing onto the garden. Officer response: The proposal introduces 2 first floor windows, this is ubiquitous of most rear gardens in residential estates which are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is little difference with the new window as part of side extension and it's oblique angle/view of no.16 rear garden. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

APPRAISAL

Site Description: The application site comprises of a 1960s detached two storey dwelling which is sited on a wide but relatively modest sized plot. Properties on Russley Green area have variety of different architectural styles and design features, and are surrounded by an abundance of surrounding trees, landscaping features, and front gardens which positively contribute towards the quality of the environment.

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.

Annex Purpose: The purpose of the proposed annex would be for a “man cave” for playing pool, Xbox, darts etc. There is no internal link from the main dwelling to the annex and the only access would be via the rear double doors. The annex would be reliant on using the main house for cooking/preparing meals as well as toilet/showering facilities. The floor plan for the annex do not contain the facilities required for day-to-day living and thus could not be occupied as a separate dwelling. Thus, the circumstances indicate that the proposal would be used ancillary to 17 Russley Green. The proposed annex would not result in a material change of use or the formation of an independent residential planning unit. As stated above, the proposed use would be purely ancillary to the main dwelling.

A condition is recommended to ensure *“The proposed annexe shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately”*.

Character of the Area: R1 design principle within the Borough Design Guide states that *‘residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing’*. The street scene in the surrounding area is varied in style and design of properties. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

The Borough Design Guide states *“porches should generally project less than 2m forward of the building line”*. The front porch would project 2.50m forward of the building line, thus not complying with the BDG. However, it would still be a modest addition and given it’s set back from the road by over 10m, it would not harm the street scene. Furthermore, there are examples of front porches along the street including 11 Russley Green with the proposed design of the front porch very similar to that of no.11.

The Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would be two storey in height and would not project forward of the building line, thus not fully compliant with the BDG. The projecting gable would be set

back from the road by over-by-over 10m is set down from the main dwellings ridge height and would appear a subservient feature to the main dwelling. Within Russley Green, development over the garage is including no. 8, 11, 12, 14 & 15. Therefore, despite its significant increase in built form, the proposal would not look out of place nor harm the character of the area. Russley Green has a mix of architectural styles, therefore this proposal would not harm the street scene or character of the area, and such feature is considered acceptable.

The BDG states that *“side extensions should not generally project forward of the building line on the street frontage”* and *“a gap should be retained between the building line and the site boundary and this should be a minimum of 1m in width”*. The single storey side annex would be set back from the building line and the gap between the flank wall and site boundary is greater than 1m, thus complying with the BDG. The roof form would match that of the main dwelling and would be a complimentary design to the host dwelling and appear as a subservient feature and an unimposing feature, it would be considered acceptable.

The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground and first floor window along Russley Green, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The inclusion of rooflights would be a minor addition and would not look out of place within Russley Green given multiple examples including at no.11,12 & 15. Therefore, such additions would be considered acceptable.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property. Whilst the proposed window would face another property, it is noted that Russley Green, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur. Furthermore, the minimum separation distance from front to front is 10m, and the proposal separation distance from the front of no.17 to the front of no.8 is over 25, thus complying with the BDG.

The ground floor additions to the rear would not result in overlooking given the existing boundary treatment would screen new openings.

The proposal introduces 2 first floor windows, most rear gardens in residential estates are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the new window as part of side extension and it's oblique angle/view of no.16 rear garden. Thus, the rear windows would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

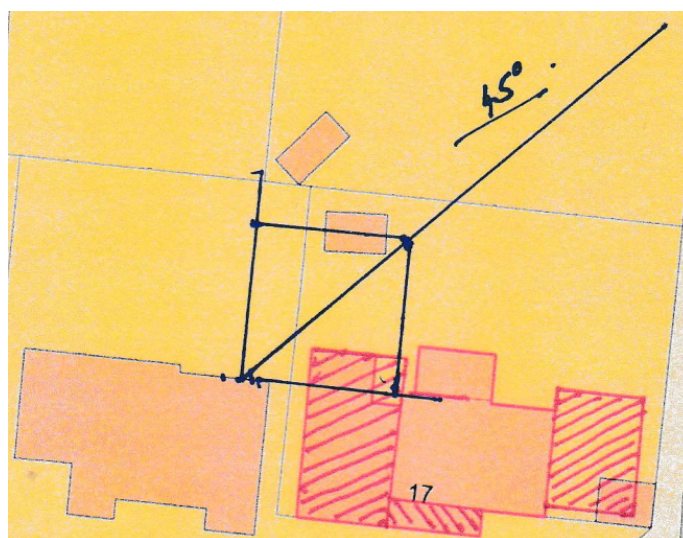
The minimum back-to-back separation distance is 22m, the separation distance

between the rear of no.13 and the rear of 1 Wildcroft Drive is approx. 27.50m, thus complying with the BDG.

The addition of the ground floor window west side elevation would be screened by the existing fence/wall, thus no harmful overlooking.

Loss of Light: The 45-degree rule provides a simple way of considering the impact of design on windows in neighbouring properties flanking a proposed development of two or more storeys.

The extension would be set off from the no.16 boundary by 1m complying with the BDG and would comply with the BRE 45* degree rule (see plan below), therefore not resulting in harmful loss of light to no.16 rear habitable windows.



Overbearing: The front extension would be set back behind no.16, thus considered not be overbearing. Whilst no.17 rear building line projects slight further than no.16, the resultant dwelling does not project further to the rear than the exiting rear building line of no.17. However, given the size of the plot and the siting of the dwelling within it resulting in sufficient separation distances to neighbouring property it would not result in harmful overbearing concerns.

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.

The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: As the proposed annex is unlikely be self-contained, the Highways have assumed it to be ancillary to the main dwelling. The proposal increases the numbers of habitable rooms from 8 to 10. The existing garage will be maintained, and three driveway parking are proposed within the red line.

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

The proposed driveway has ample spaces to accommodate 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 submitted Bat Survey Report confirmed “During the bat emergence survey, no bats were recorded either exiting or entering the dwelling, which confirms likely absence of roosting bats” and “Due to the lack of evidence of roosting bats within any aspect of the building, it is not considered necessary or beneficial to undertake any further survey work. Therefore, no harmful ecological impacts.

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.

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:	9 October 2025
Earliest date for decision:	4 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/10/25