

PLANNING STATEMENT

Including:
DESIGN AND ACCESS STATEMENT

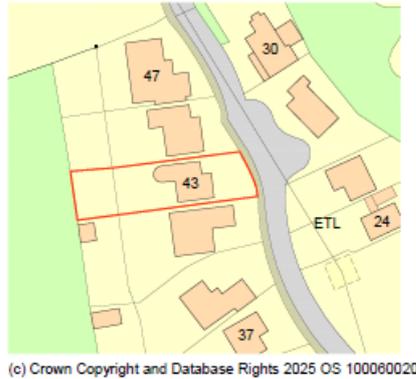
Erection of rear extension following demolition of existing
conservatory

43 Ruskin Way
Wokingham
RG41 3BP

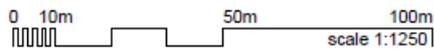
November 2025

1.0 INTRODUCTION

1.01 This application is submitted on behalf of our clients for the erection of a rear extension at 43 Ruskin Way, a detached two storey dwelling located on western side of Ruskin Way in Wokingham.



Location Plan



1.02 An existing conservatory would be demolished to make way for the proposed extension.

1.03 The site is affected by the following constraints;

- Major development location
- Woodland TPO

2.0 DOCUMENTS AND PLANS

2.01 This Statement should be read in conjunction with the following documents submitted with this application:-

P25-807 P-001-A	Orientation and Location Plans
P25-807-P-002-A	Existing and Proposed Block Plans
P25-807-P-101-A	Existing and Proposed Ground Floor Plans
P25-807-P-102-A	Existing and Proposed First Floor Plans
P25-807-P-103-A	Existing and Proposed Roof Plans
P25-807-P-301-A	Existing and Proposed North and East Elevations
P25-807-P-302-A	Existing and Proposed South and West Elevations

2.02 The application also includes the following documentation:

- Application forms;
- This planning statement;
- The relevant application fee

3.0 THE SITE AND ITS SURROUNDINGS

- 3.01 The site is a detached two storey dwelling located on western side of Ruskin Way.
- 3.02 The property is faced with buff bricks under a tiled roof and sits on the edge of a large residential development, Woosehill, to the west of Wokingham. There is parking to front of the property, along with a front garden, and an integral garage. The rear garden is enclosed by mature planting and is heavily treed. The trees and the wooded land behind are covered by a Woodland TPO. There are neighbours to the north and south.
- 3.03 The area is suburban and characterised by dwellings which all follow a similar design and material palette. All are set back from the road and enjoy a front garden similar to the application property's. Some are more screened by vegetation than others.
- 3.04 The site is defined in the Local Plan as being within a major development location.

4.0 PLANNING HISTORY

4.01 There is no relevant planning history.

5.0 THE APPLICATION

Use

- 5.01 The proposal includes extensions and alterations to a residential dwelling. No change of use is proposed.

Amount and Layout

- 5.02 The proposed development seeks to replace the existing rear conservatory with a single storey rear extension with pitched roof. The rest of the house will remain as currently exists.



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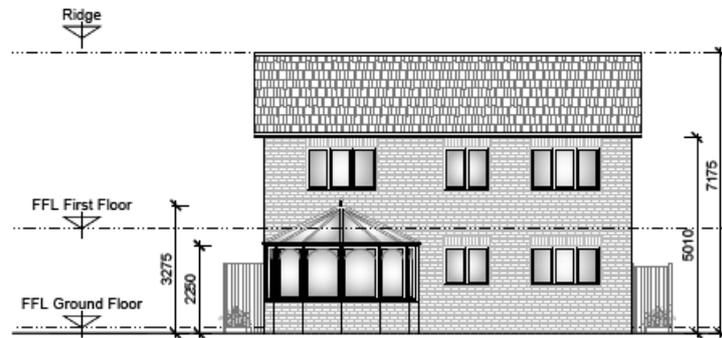
Proposed Block Plan

0 5m 25m 50m
scale 1:500

Scale and appearance

- 5.03 The scale of the proposed development has been designed to remain subservient to the domestic character of the host dwelling. The extension will be positioned over the

footprint of the conservatory but would be rectangular in shape. Materials would match the existing dwelling.



Existing West Elevation



Proposed West Elevation



Access and Landscaping

- 5.04 The development retains the existing vehicular access from Ruskin Way via the tarmac driveway, which provides safe visibility and convenient entry to the site. The parking area and integral garage will be retained.
- 5.05 The mature garden setting will be preserved. Some minor changes to the existing retaining wall will be required to account for the squared off shape of the extension and to ensure access around the building is maintained. These changes are minimal.

6.0 THE DEVELOPMENT PLAN

NPPF and the Planning Guidance Suite

6.01 The following sections of the NPPF are relevant to the current proposal;

- Section 12 - Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Wokingham Borough Core Strategy 2010

6.02 The relevant policies of this document are as follows;

- CP1 – Sustainable Development
- 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

Management Development Delivery (Local Plan) 2014

6.03 The relevant policies of this document are as follows;

- CP4 – Infrastructure Requirements
- CP6 – Managing Travel Demand
- CP7 – Biodiversity
- CP8 – Thames Basin Heaths Special Protection Area
- CP9 – Scale and Location of Development Proposals
- TB23 – Biodiversity and Development

6.04 Other Documents:

- Borough Design Guide Supplementary Planning Document

- CIL Guidance
- 123 List

7.0 CONSIDERATION OF THE ISSUES

7.01 The following issues are relevant to the current proposal:-

- Principle of development
- Impact on the Character of the area
- Neighbour amenity
- Highways and Parking
- Trees

Principle of development

7.02 The application site lies within a major development location as defined by the Local Plan, and the proposal is acceptable in principle, provided that proposals accord with the relevant design, amenity, and environmental policies of the Local Plan.

Impact on the Character of the Area

7.03 The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness.

7.04 The proposed single storey extension has been designed with subservience and is small scale. It will be positioned to the rear of the property and would not feature in the street scene or be visible in any public viewpoints. The proposal is therefore unlikely to have any impact on the character of the area.

7.05 The proposal would therefore be appropriate in terms of its scale, layout, built form, materials and character to the area in which it is located and is of a high quality design.

As such, it is considered that the proposal respects the local character of the area and is in accordance with Local Plan policy and the advice set out in the NPPF.

Neighbour Amenity

- 7.06 The NPPF requires that planning should secure a good standard of amenity for all existing and future occupants of buildings. The Borough Design Guide recommends that the main consideration for rear extensions must be the impact on neighbouring properties. Rear extensions close to a side boundary should not project more than 4 metres from the rear wall of the original house and the eaves height should not exceed 3m where the extension is positioned within 2m of the boundary.
- 7.07 The proposed single storey extension is to be positioned over the footprint of the existing conservatory which projects 4.5m from the rear wall of the house. The separation to the boundary will be retained at 0.97m. The eaves height would be 2.3m, which is comparable to the conservatory eaves, and the ridge height would be 3.4m, which is 200mm higher than the conservatory ridge height. The ends of the extension will be squared
- 7.08 Whilst the proposal exceeds the 4m depth limit set out in the Borough Design Guide, it is the same depth as the existing conservatory and is therefore of a comparable scale. The height of the eaves is within the limits recommended by the Borough Design Guide and the impact on the nearest neighbour to the north will change very little.
- 7.09 The current relationship between the application property and the neighbour to the north is acceptable and would not be eroded by this proposal. As the extension would be of a solid construction with no openings on the northern side, the neighbours may enjoy an improvement to their privacy if there is any intervisibility possible despite the intervening boundary treatment. There would be no loss of light or overbearing impact.

- 7.10 The neighbour to the south is sufficiently separate from the position of the proposed addition to remain unaffected.
- 7.11 The proposed extension has therefore been carefully designed to ensure that the development does not result in any material harm to the amenity of neighbouring occupiers.
- 7.12 To conclude, given the single storey nature of the proposal and the existence of the existing conservatory, there will be no unacceptable loss of daylight, sunlight, or privacy to nearby residents. Given the separation distances, intervening landscaping, and the scale of the addition, the proposal comfortably meets the relevant amenity standards set out in the Borough Design Guide, Local Plan and the NPPF.

Highways and Parking

- 7.13 The existing access will be retained along with the existing parking on the site.

Trees and Landscaping

- 7.14 The proposal is sufficiently distant from the protected trees to ensure that there would be no impact. Furthermore, the proposed landscaping is minimal.

8.0 CONCLUSIONS

- 8.01 The proposed single-storey rear extension represents a modest and well-considered form of development that will respect the character of the surrounding area. The extension is positioned entirely to the rear, is subservient in scale, and uses materials that match the existing property, ensuring a high-quality and sympathetic design response.
- 8.02 Although the depth of the extension marginally exceeds the guideline set out in the Borough Design Guide, it simply replaces the footprint of the existing conservatory and results in no material change to the relationship with neighbouring properties. The proposal will not give rise to any unacceptable impacts in terms of loss of light, outlook, privacy, or overbearing effect. Accordingly, the scheme accords with the amenity expectations of the NPPF, the Local Plan, and the Borough Design Guide.
- 8.03 Parking and access will remain unchanged, and the proposal is also sufficiently distant from protected trees to ensure no adverse arboricultural impact.
- 8.04 Overall, the proposal complies with the relevant policies of the NPPF, the Wokingham Borough Core Strategy, and the Management Development Delivery Local Plan.