

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251376
Site Address:	14 Russley Green, Wokingham, Wokingham, RG40 3HT
Expiry Date:	30 October 2025 (EoT: 09 December 2025)
Site Visit Date:	27 June 2025
Proposal: Householder application for the proposed first floor side extension over existing garage/car port, conversion of carport, rear in-fill extension and new porch plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zone
Bat Roost Habitat Suitability
Great Crested Newt Consultation Zone
Landscape Character Assessment
SSSI Impact Risk Zones
Thames Basin Heath SPA Mitigation Zone

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 CP7 – Biodiversity 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 CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection HC6 – Air pollution and air quality

	HC7 – Light pollution HC8 – Noise pollution HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application stating they have no objection to: - Any additional ground floor extension or alterations to the flat roof - The proposed changes to fenestration - A first-floor extension over the garage and carport in principal, as long as it respects planning policy relating to scale and overlooking However, the neighbour does object to: - The proposed Juliet balcony due to overlooking concerns <i>Officer comments: This is addressed in the 'Neighbouring Amenity' section of the main report below.</i> - The proposed dressing room window in the side elevation appears to be clear glazed which would be overlooking. <i>Officer comments: The proposed first-floor window in the side elevation has been removed.</i> - The size and scale of the first floor side extension combined with the gable end to the roof does not appear subservient to the original dwelling. <i>Officer comments: This will be assessed within the</i>

	<i>‘Character of the Area’ section of the main report below.</i> Following the receipt of revised plans on 25/09/2025, further correspondence from a neighbour was received via email. The neighbour highlighted that the revised drawings did not address their original objection concerning the Juliet balcony, and that concerns regarding overlooking, loss of privacy, and impact on residential amenity remain unresolved.
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APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a part single, part two-storey side extension to provide a utility room, pantry and extended kitchen at ground floor level, and a family bathroom and master bedroom at first floor level. The conversion of the car port to form a study, alterations to the front porch, plus changes to fenestration. Revised plans were submitted following discussions with officers to amend the side extension so that it is not set forward of the principal elevation.

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:

Side Extension

The Council's Borough Design Guide (BDG) states that "side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary". The proposed side extension is not set back from the main building line, and the ridge height matches that of the existing roof, however, there is a separation of 1.2 metres to the boundary with no. 13. Whilst the side extension does not fully comply with guidance in the BDG, an appropriate distance to the boundary and general spacious plot arrangement ensures that the side extension would not have an unacceptable impact on the host dwelling nor that of the character and appearance of the surrounding area.

Car Port Conversion

The proposed conversion of the car port would see a wall erected on the front elevation, and a window being inserted to serve the new study room. This proposed change poses no harm to the character of the area.

Porch Alteration

The proposed porch alteration would see the depth of the porch being reduced by approximately 0.25 metres. The new porch would have a pitched roof joining it to the host dwelling and the single storey front element would also go from a flat roof to a pitched roof. These proposed alterations pose no harm to the appearance of the dwelling or the character of the wider area.

Fenestration Changes

The proposed changes to fenestration would not pose any unacceptable harm to the appearance of the host dwelling or the character of the area.

Neighbouring Amenity:

Side Extension

The proposed part single, part two-storey side extension is set 1.2 metres from the boundary with the neighbouring property and it only projects 1.45 metres beyond the rear of the neighbouring property. The centre of the nearest habitable room window on the neighbouring property is at least 4 metres from the boundary. This demonstrates that the proposed side extension would comply with the 45-degree loss of light line, and therefore there would be no unacceptable loss of light to the neighbouring property.

In terms of potential overbearing impact, the side extension only extends 1.45 metres beyond the rear of the neighbouring property and the majority of the bulk is aligned with the neighbouring property, therefore it is not deemed that the side extension would have an unacceptable overbearing impact on the neighbouring property.

In terms of overlooking, a Juliet balcony is proposed on the rear elevation of the side extension, however, this only offers an outlook down the rear garden of the host property in a similar manner to other first floor window and would not introduce any significant overlooking concerns. Overall, the proposed side extension poses no unacceptable harm to neighbouring amenities.

Car Port Conversion

The proposed conversion of the car port poses no harm to neighbouring amenities.

Porch Alteration

The proposed porch alterations are single storey and therefore poses no harm to neighbouring amenities.

Fenestration Changes

The proposed fenestration changes pose no harm to neighbouring amenities.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Highway Access and Parking Provision:

The proposal will increase of the number of habitable rooms from 7 to 9, and there are three driveway parking spaces proposed within the red line. According to WBC 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. Therefore, the proposed level of parking is sufficient to meet the council's requirement, and this is acceptable.

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

Ecology:

A Bat and GCN Scoping Survey was submitted alongside this application as the application site is located in an area that holds the potential to support bat roosts. The Council's Ecology Officer has reviewed the submitted survey and they are satisfied that the house currently has negligible roosting potential. A condition is recommended to ensure that the enhancements and recommendations made in section 4 of the submitted survey are carried out.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	8 December 2025
Earliest date for decision:	14 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	08/12/25

PLANNING CONSTRAINTS/STATUS

Insert where relevant