

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251535
Site Address:	104 Reading Road, Finchampstead, Wokingham, RG40 4RA
Expiry Date:	26 September 2025
Site Visit Date:	15 July 2025
Proposal: Householder application for the proposed erection of a part two storey, part single storey rear extension following demolition of existing conservatory plus conversion of garage to create habitable accommodation.	

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 CP11 – Proposals Outside Development Limits
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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
960444	Proposed Single Storey Rear Extension To Dwelling To Form Porch	Approve 16/1/97
051619	Proposed single storey rear extension to form conservatory.	Approve 9/5/05

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling.

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.

Principle- Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

CP11 states:

2) It does not lead to excessive encroachment or expansion of development away from the original buildings

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building

The proposal results in a 11.8% increase in volume. Due to the modest design and size of the proposal and as the property, it would not result in any unacceptable harmful impact or does not inappropriately encroach the surrounding countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The garage conversion into a playroom and store would differ to the current street scene and slightly alter the characteristics of the street. However,

if the new window would be similar to the existing in size and proportions of current ground floor window along Reading Road, 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 Borough Design Guide states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The ground floor flat roof element of the rear extension would project approx. 5.20m, thus not complying with the BDG. However, given the existing conservatory depth is approx. 3.20m and the increased depth of the ground floor extension would be 2m, thus compliant with the BDG. Moreover, the host property has a very spacious garden to accommodate for such sized extension. The ground floor extension would have a very similar view as the existing conservatory, so it is not going to have a significant harmful impact. With it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would unlikely have an adverse impact on the character of the host property or surrounding area.

The first-floor pitched roof rear element length would be approx. 2.60m. The eaves/ridge height would be set down from the main dwelling appearing as a subservient feature. Furthermore, the pitch of the roof of the rear extension would match that of the existing. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, this aspect of the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted into habitable accommodation. Whilst the proposed window would face another property, it is noted that Reading Road, a public road, 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 front-to-front separation distance would be greater than 10m, thus complying with the BDG.

The ground floor bi-folding windows and side windows would overlook onto the side and rear garden and would be a similar view to the existing conservatory as well as screened by the exiting boundaries, thus no harmful overlooking.

The first-floor rear elevation of the property already contains two windows at first floor level and is not changing. Therefore, it is not considered that the rear extension would not result in a loss of privacy or overlooking for neighbouring properties given the minor projection of the first floor rear extension. There are no neighbours to the rear and would overlook onto forest.

The first-floor extension does include a side window which will be for an en-suite, given the separation distance of over 6.50m and the window will be obscured glazed to mitigate overlooking onto no.106 garden. Therefore, such would not result in harmful overlooking.

Loss of light/ Overbearing: Given the proposal would be over 6.50m from the side boundary of no.106, the proposal would not result in harmful loss of light or considered to be overbearing to such neighbour.

The first-floor element would not project forward of the rear building line of no.102 and the ground floor element would project forward of the rear building line by approx. 1.60m.

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. It is considered sufficient visual separation between the houses. The first-floor rear extension would be set off from the boundary which provides sufficient breathing space between the neighbouring dwellings and would not be considered overbearing.

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: The total numbers of habitable rooms will remain unchanged and all existing parking spaces will be retained. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Amenity Space: The proposal only slightly 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.

Landscape and Trees: This 2 storey rear extension to the property is to improve internal accommodation at the house in terms of a more permanent replacement to a conservatory and to provide an ensuite bathroom to a first floor bedroom.

There are no landscape character or visual implications arising from these works.

The officer requested a protection of trees condition, however such condition is not required given the relatively low chance of encountering tree roots.

Ecology: The submitted Preliminary ecological appraisal report (Ref: SPH/NP/PEA-25/10.05) concludes that there is negligible potential for roosting bats within the sections of the property to be affected by the proposed works. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required.

However, should the development plans change, and the front dormer and/or hanging

tiles/roof over the front porch on the front elevation of the property be affected, then further survey effort will be required.

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:	24 September 2025
Earliest date for decision:	4 August 2025

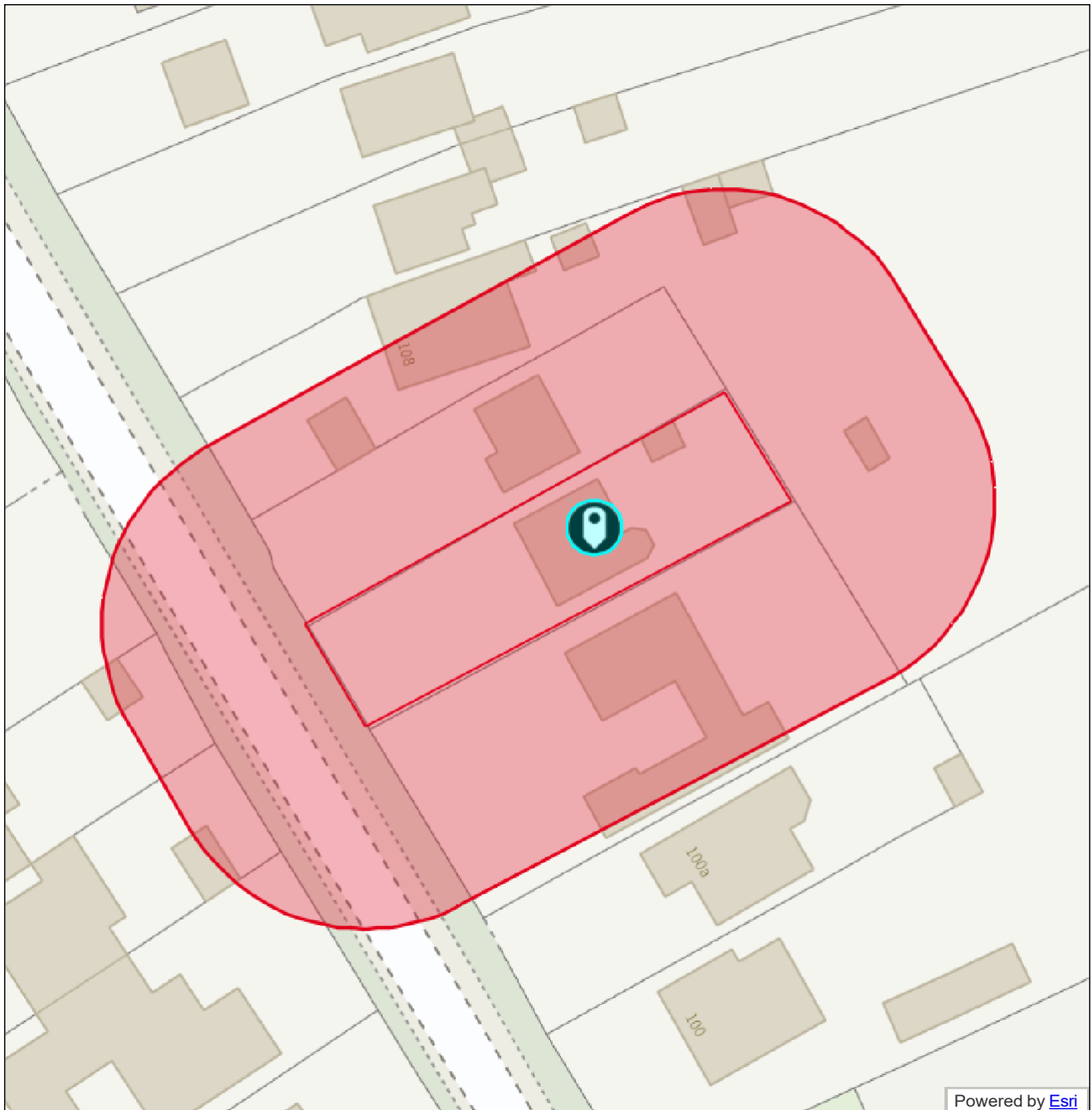
Recommendation agreed by: (Authorised Officer)	
Date:	24 September 2025

PLANNING CONSTRAINTS/STATUS

Area of Interest (AOI) Information

Area: 4,212.41 m²

Date: Tue Jul 01 2025 15:52:05 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 300 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Aerodrome Safeguarding: Odiham Consultation Zone | Total count: 2

#	CRITERIA
1	Consultation required for any building structure or works exceeding 91.4m in height above ground level
2	Consultation required for developments that involve flying activities including gliding, micro-light aircraft and hang-gliding sites

Historic Flood Extent | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Historic Flood Outline	Historic Flood Map

Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	QD1146	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	QD1147	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	QE1146	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0111242322201&es=11401&location=478367,157485%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Pastoral Sandy Lowland

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
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1	Finchampstead CP	0 m
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