

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250670
Site Address:	Oak Manor, Heath Ride, Finchampstead, Wokingham, RG40 3QE
Expiry Date:	16 May 2025
Site Visit Date:	15 April 2025
Proposal: Householder application for the proposed two storey side extension, single storey rear extension and front porch.	

PLANNING CONSTRAINTS/STATUS

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
211764	Application to vary conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of planning consent 201990 for the proposed erection of 3 no. dwelling with associated access following part demolition of Karalinga. Condition 2 refers to the approved documents; condition 3 to a demolition method statement; condition 4 to a construction method statement; condition 5 to a reptile mitigation strategy; condition 6 to biodiversity enhancements; condition 7 to landscaping details; condition 8 to tree protection; condition 9 to access details; condition 10 to sustainable drainage details; condition 11 to cycle parking and condition 12 to external materials. The variation is to allow introduction of a phasing plan	Approved: September 2021

	for the development and submission of relevant pre-commencement information.	
201990	Full planning application for the proposed erection of 3no. dwelling with associated access following part demolition of Karalinga.	Approved: January 2021

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information

External

None

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	One letter received in support of the proposal

APPRAISAL

Context: The application site is on the southern side of Heath Ride, within a 0.25-hectare backland site, behind the properties at Ladygate, Rogate, Thistle and Karalinga. Within the site comprises the application dwelling (Oak Manor) and two neighbouring properties (Orchard House & Willow Cottage). Permission was given for the erection of these three dwellings in January 2021, through application 201990.

This application seeks planning permission for the erection of a two-storey side extension, single storey rear extension and a front porch.

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 two storey side extension would be legibly set back from the dwelling's existing protruding gable along the front elevation, helping to provide the visual sense of subservience that is of importance given the relatively large scale of the development. Furthermore, this subordinate relationship is achieved to a greater degree through the use of matching materials and architectural features, such

as timber detailing, the continuation of the existing hipped roof, and a gable protrusion identical to those on the principal elevation. When considering these features and their well-considered proportions, along with the compliance with the Borough Design Guide in respect of being set back, it is considered that the development would have an acceptable impact on the character and appearance of the dwelling.

With regard to the single storey components at the front and rear of the dwelling, these would appear as modest and sympathetic additions to the host property, thus raising no concerns on character grounds.

The development as a whole would increase the size of an already substantial dwelling. Nonetheless, the property is sited on a large plot, in a semi-rural location, along with two other properties of a similar scale. Consequently, the development is considered to be entirely synonymous with its context and would not be out of character with regard to size.

Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy in this respect.

Neighbouring Amenity: Due to the topography of the immediate land, the application property is located on high ground level than the adjacent dwelling, known as Orchard House. Subsequently, any impact to the neighbouring site is heightened and requires special consideration. However, due to the splayed plot in which both sites form, the extension would protrude away from the neighbouring dwelling, thus allowing for adequate separation to avoid any adverse loss of light or overbearing impact.

With regard to overlooking, there are no windows proposed in the side elevation of the development. The additional gable to the rear would provide oblique views of neighbouring sites, however, this would not result in direct overlooking.

Overall, the proposal would have an acceptable impact on the amenities of neighbouring residents.

Highways & Parking: The Highways Officer has raised concern on the basis that there would be insufficient parking to serve the dwelling as proposed. Notwithstanding, the identified shortfall against guidance is minor, and it is also noted that there are opportunities for on street parking within the cul-de-sac. Accordingly, there is insufficient justification to withhold planning permission on these grounds.

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:	9 May 2025
Earliest date for decision:	11 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	9 May 2025