

0922
DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260922
Site Address:	The Granary, Ridge Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3SB
Expiry Date:	24 June 2026
Site Visit Date:	13 May 2026
Proposal: Householder application for the proposed two storey rear extension, front porch extension and changes to fenestration.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Finchampstead Neighbourhood Development Plan 2023

PLANNING HISTORY		
Application No.	Description	Decision & Date
201176	Householder application for the proposed erection of a single storey front extension to form	Approved 15/06/2020

	a porch and a single storey rear extension with 1 no. rooflight, plus 3 no. rooflights to front elevation and changes to fenestration.	
151461	Householder application for the proposed erection of a two storey rear extension and a single storey front extension to form porch, plus changes to fenestration and conversion of existing chicken coop for use as car ports and cycle storage.	Approved 10/08/2015

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	One letter of concern received relating to: - Loss of privacy from first floor side facing windows. - Disruption from vehicles during construction.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the northern side of Wick Hill Lane, Finchampstead. The road is a private single-track lane accessed from Jubilee Road to the west.

The site comprises a former agricultural building, historically serving as the granary to a larger farmstead. To the west of the dwelling lies a former dairy building, which has since been converted to residential use, as well as the farmhouse known as Ridge Farm to the east. The group of buildings forms a small, isolated cluster surrounded by open countryside.

Proposal:

This application seeks approval for the erection of a two-storey rear extension with Juliet balcony and a single-storey front extension to create a 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 (MDD) 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 outside of settlement limits where in order to protect the separate identity of the countryside and maintain the quality of the environment proposals must comply with Core Strategy (CS) Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

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

The other parts of CP11 are not relevant here.

Character of the Area:

The application site lies within the countryside, forming part of a small cluster of former agricultural buildings along a rural track. The grouping reflects a historic farmstead character, with buildings of a similar age and material palette, albeit with variation in scale and form arising from their differing original functions. This results in a loose but cohesive rural character rather than a uniform built form.

CS Policy CP11 seeks to protect the intrinsic character of the countryside, ensuring that development is appropriate to its rural context. In addition, Policy CP3 requires proposals to be of a high quality of design that is appropriate to the character of the area and contributes positively to its sense of place. These objectives are further supported by the MDD which emphasises the importance of protecting landscape character and ensuring development is well designed and contextually responsive.

The host dwelling is readily visible from the adjacent rural track, which also forms part of a designated Public Right of Way. However, the proposed two-storey rear extension would be located to the rear of the building and would largely be screened by the host dwelling itself when viewed from the public realm. As a result, views of the extension would be limited to partial glimpses only. The assessment therefore focuses on whether the proposal would preserve the character of the host dwelling, the wider farmstead grouping, and the surrounding countryside setting, having regard to CS Policies CP3 and CP11.

The proposed two-storey rear extension has been designed to appear as a subordinate addition to the host dwelling, in accordance with Policy CP3 and the Borough Design Guide (BDG), which requires extensions to respect the scale, proportion and form of the original building and its setting. The extension achieves this subservience through a hipped roof form set down from the main ridge line, ensuring it does not compete with the primary roof structure. It is also inset from the existing flank walls, which reduces its visual bulk and maintains the legibility of the original building. Furthermore, its position to the rear of the dwelling means it would be largely screened in public views by the host building, thereby limiting its visual prominence.

Given that the host dwelling would act as the primary visual element when viewed from the Public Right of Way, the proposed extension would not significantly alter the established street scene or rural character.

In terms of materials, the use of brickwork at ground floor level to match the host dwelling, and timber cladding at first floor level, reflects the mixed material palette typical of converted agricultural buildings within the cluster. The use of timber cladding is considered appropriate within the rural context and is consistent with nearby development, including The Old Dairy.

The proposed single-storey front extension would form an enclosed porch and represents a modest and proportionate addition to the principal elevation. Its limited scale ensures it would not appear visually intrusive or detract from the character of the existing dwelling.

The design incorporates a pitched, tiled roof which reflects the form of the main roof, consistent with the BDG which advises that extensions should take cues from the host building in terms of roof form and detailing. The proposal would therefore comply with CS Policy CP3, ensuring a high-quality and contextually appropriate design.

The spatial arrangement of buildings within the farmstead cluster, including the gaps between them, contributes positively to the rural character and allows views through to the open countryside beyond. In this case, the extensions would not project beyond the established flank walls of the host dwelling, ensuring that the existing spacing between buildings is preserved. As a result, the proposal would maintain the visual permeability of the site and would not erode the openness that characterises the countryside setting. This approach is consistent with the aims of Policy CP11, which seeks to protect the rural character, and Policy CP3, which requires development to integrate positively with its surroundings.

In conclusion, the proposed extensions have been designed with careful regard to the character of the host dwelling, the farmstead group and the wider rural setting. The scale, form, siting and materials ensure that the development would appear as a subordinate and sympathetic addition, consistent with the requirements of CS Policies CP3 and CP11.

Neighbouring Amenity:

Overlooking:

The proposed two-storey rear extension would include two first-floor side facing windows to serve an en-suite bathroom and dressing room. A third party raised concern regarding the proposed side facing windows generating overlooking impact to the occupants of The Old Dairy. To mitigate any potential harmful loss of privacy impacts, it will be conditioned that the two windows are obscurely glazed and limiting in opening height to protect the amenity of the occupants at the adjoining property.

The proposal includes the relocation of an existing first-floor bedroom window from the rear elevation to the eastern flank wall. Whilst the BDG generally advises that first-floor side-facing windows should be obscurely glazed to prevent overlooking, consideration must be given to the specific site context in this instance. The neighbouring property to the east, Ridge Farm, is located at a separation distance in excess of 28m.

Furthermore, the intervening space between the host dwelling and Ridge Farm comprises the neighbour's detached garage and a large driveway area, rather than private amenity space. As such, views from the proposed side-facing window would primarily be directed towards areas of a more functional or semi-public nature, rather than sensitive private garden areas. In light of this relationship and the separation distance involved, it is considered that the proposal would not give rise to any detrimental overlooking to the occupiers of Ridge Farm.

Loss of Light & Overbearing:

The proposed two-storey rear extension has been assessed in terms of its impact on neighbouring amenity. The extension would not adversely impact the property to the east, Ridge Farm, given that it would be positioned approximately 28m from the proposed development and located adjacent to the neighbour's detached garage, thereby limiting any impact to sensitive habitable areas.

In respect of The Old Dairy, which is a single-storey dwelling located approximately 4.8m from the flank wall of the proposed extension, it is acknowledged that the depth of the extension at 4.95m marginally exceeds the guidance within the BDG which advises that rear extensions in close proximity to boundaries should not normally project beyond 4m.

However, this exceedance is considered acceptable in this instance due to the mitigating design features and spatial relationship between the properties. The proposed extension incorporates a hipped roof form set down from the main ridge line, which presents a softer and less visually intrusive profile than a conventional pitched roof, reducing both the perceived mass and the extent of overshadowing. This design approach assists in maintaining a more open outlook and enables greater levels of daylight to reach neighbouring windows.

Furthermore, when assessed against the BRE Report BR209 'Site Layout Planning for Daylight and Sunlight', which provides advisory guidance only, the proposal would not breach the 45-degree test commonly used as an indicator of potential harm. Taking these factors into account, it is considered that the proposal would not result in a material loss of light or an unacceptable overbearing impact on the occupiers of The Old Dairy, in accordance with Policy CP3 and the Borough Design Guide.

Disturbance during the build:

An objection has been raised in relation to potential parking issues and disturbance arising during the construction phase of the development. It is acknowledged that building works associated with residential extensions can result in a degree of temporary disruption to neighbouring occupiers.

However, the proposal relates to a relatively small-scale householder development. Works of this nature are commonplace within established residential areas and are typically undertaken over a limited period of time. As such, some level of temporary disturbance during construction is to be reasonably expected and would not, in itself, justify the refusal of planning permission.

Given the modest scale and nature of the works, it is not considered necessary or reasonable to impose specific planning conditions controlling hours of construction or

a parking strategy. Such controls would generally be reserved for larger scale developments where construction activity may give rise to more significant and prolonged impacts.

Highway Access and Parking Provision:

The proposed scheme would increase the number of habitable rooms. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards.

The parking arrangements are not proposed to change as part of the proposal, and the existing parking arrangements are satisfactory to serve the proposed development.

Ecology:

The application site is located in an area suitable for bat roosts and a bat survey (Preliminary Roost Assessment, John Wenman, Ref: R3150_PRA_a, March 2026) was submitted to support the application. The ecologist concluded that the proposed development would be highly unlikely to effect bats and their roosts, although it is noted that the roof works carried out in 2021 resulted in the loss of a common pipistrelle roost. They have set out recommendations which include the installation of one bat box and one bat tube. It is therefore necessary and reasonable to condition the recommendations set out in Section 6 of the bat survey with any grant of approval.

Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

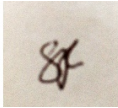
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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 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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	12 June 2026

Earliest date for decision:	28 May 2026
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Recommendation agreed by: (Authorised Officer)	
Date:	22.6.26

PLANNING CONSTRAINTS/STATUS

Outside Development Limits

Countryside

Rights of Way Improvement Plan

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zone – Amber

Landscape Character Assessment 2019 – Finchampstead Pastoral Dandy Lowland

Finchampstead Ward

Finchampstead Parish