

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251399
Site Address:	11 Cypress Close, Finchampstead, Wokingham, RG40 3JW
Expiry Date:	6 August 2025
Site Visit Date:	19 June 2025
Proposal: Householder application for the proposed erection of a part single part two storey side extension, single storey rear extension along with changes to fenestration following demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
PRoW Within WB Consultation 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
12648	Pedestrian access via a gate in the rear fence on Tintagel Road from 11 Cypress Close	Approved

CONSULTATION RESPONSES

Internal

WBC Ecology: No objection

WBC Trees & Landscape: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	10 Cypress Close: When a window was inserted in the side elevation of the kitchen and the palliative care annex was constructed to No.10, there was a requirement for the glazing to be of an obscure type as the windows overlooked adjoining properties. I would appreciate confirmation that the same requirement will apply to the additional window being inserted in the kitchen on the side elevation of No.11 which will overlook No.10. Officer response: Every application assessed on a case-by-case basis, on its own merit. The ground floor kitchen window would be set off from the boundary by approx. 2.50m, with the existing fence screening such opening. Therefore, the ground floor side kitchen window shall not be obscured glazed.

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.

Character of the Area: The Borough Design Guide states “*side extensions should be*

set back from the building line by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary". The two-storey side extension would be set back from the building line by approx. 2.39m, with a lower roof line, with the first floor of the two-storey side extension 1m from the boundary. However, the ground floor part of the extension less than 1m from the plot boundary, thus not fully compliant with the BDG. Despite this, there is no detrimental impact on the character and appearance of the streetscene and it does not lead to a terracing effect due to the neighbouring property being on Tintagel Road and the immediate built form adjoining the site is the single storey detached garage to the front of this property.

Ultimately, the extension would be a subservient addition to the main dwelling and an unimposing feature which would not harm the character of the area. The proposed side extension would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. Furthermore, as stated in the section 23 of BDG *"the roof form of the extension should take its form from the main building"*. The first-floor side extension would keep and mirror the same roof form of the main building, thus complying with the BDG.

The single storey rear extension does not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide (3.13m in depth). Also, the host property has a very spacious garden and there are similar sized extensions in the surrounding area. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposed materials are matching with the existing, thus in keeping with the current characteristics of the dwelling. Hence the proposal would not harm the street scene.

Neighbouring Amenity:

Overlooking: The ground floor window to the front as part of the playroom and first floor window to the front for the en-suite would overlook onto the road, thus no overlooking concerns.

The ground floor windows and openings to the rear and sides would be screened by existing rear and side fencing, thus mitigating any overlooking concerns.

The BDG states *"side walls of extensions must contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours"*. The first floor of the two-storey side extension includes 2 windows facing the side of The Harlequins. The windows would be for an en-suite and landing, both are non-habitable rooms therefore there are no overlooking concerns in relation to these windows. Both windows will be conditioned obscured glazed.

Loss of Light/Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

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. Also, the two-storey side extension would be over 3.50m from the flank wall of the main dwelling of The Harlequins.

Therefore, given the above points, the two-storey side extension is not considered to be overbearing or result in harmful loss of light.

With respect to no.10 and The Harlequins, the proposed rear extension is suitably located off the side boundaries and of modest proportions not to pose any unreasonable concerns of loss of light or overbearing.

Amenity Space: The proposal 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 occupiers.

Ecology: The submitted Daytime Bat Potential Roost Assessment (Ref: WEc_RG40) report concludes *“The areas of the house proposed to be impacted by the works have a negligible potential to support roosting bats. As such, no further bat surveys are considered necessary”*. Therefore, the proposal would not have any harmful ecological impacts.

Trees & Landscape: The site is on a same-age housing development, at the end of a cul-de-sac, many of these similarly designed and styled houses have been subject to sympathetic alterations over time. The rear boundary backs onto a road featuring mature trees, one of these is adjacent to the boundary with this property. The trees offer a green backdrop.

The trees on the site will receive mitigation from harm by following the guidance of an arboricultural report. The officer has specified this in a condition.

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:	Yes
Recommendation:	Approve
Date:	4 August 2025
Earliest date for decision:	3 July 2025

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	4 August 2025