

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252170
Site Address:	Paddock Farm, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB
Expiry Date:	10 November 2025
Site Visit Date:	5 November 2025
Proposal: Application to vary condition 2 of planning consent 223032 for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings. Condition 2 refers to the approved details, and the variation is for the addition of a balcony to Plot 2 instead of the approved Juliet balcony, and to include a phasing plan. (part retrospective)	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Tree Preservation Orders
Landscape Character Assessment Area
Countryside

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB22 – Sites of Urban Landscape Value

	TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
250518	Application to vary condition 2 of planning consent 223032 for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings. Condition 2 refers to approved details and variation is to include a phasing plan.	Approved: May 2025
250698	Application for non-material amendment to planning consent 223032 to change the internal layout and fenestration of Plot 2.	Approved: March 2025
240877	Application for submission of details to comply with the following conditions of planning consent 223032 dated 27/07/2023. Condition 3 relates to external materials, 4 to land contamination, 5 to drainage, 6 to landscaping and 8 to protection of trees.	Approved: July 2024
232096	Application for non-material amendment to planning consent 223032 to allow for further details relating to the garage on plot 2.	Approved: September 2023
223032	Full application for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings	Approved: July 2023

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – Information provided

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site comprises an existing bungalow and a converted barn adjacent to a narrow track, Coleshill Lane, leading north from Nine Mile Ride.

The proposal through application 223032 comprised the erection of 2 no. detached, 5-bedroom dwellings, following the demolition of the existing bungalow and barn. This current application seeks to vary condition 2 to include a rear balcony to one of the plots and add an additional plan that seeks to allow the phasing of the development. The balcony has not yet been built but the dwelling has commenced, therefore the application is part retrospective.

The phasing plan was already deemed acceptable through a previous s73 application (ref: 250518). It has been included once again simply because the current application would supersede the previous s73 variation.

Given the nature of the variation, many areas of the assessment are unchanged from the previous application. This is set out in further detail throughout this report.

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 outside the settlement boundary and in designated Countryside. Policy CP11 of the Core Strategy does not ordinarily permit development outside of development limits, however, there are exceptions. Regarding replacement dwellings, the policy states that the proposal must: 'Bring about environmental improvements;' or 'Not result in inappropriate increase in the scale, form or footprint of the original building.'

The principle of development for the erection of 2.no replacement dwellings in this location was already deemed acceptable under previous planning consent 223032. Nothing contained within the current application is deemed to affect this conclusion, therefore no objections are raised on the principle of development.

Character of the Area: Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 and RD1 of the Council's Borough Design Guide (BDG) requires developments to contribute positively towards and be compatible with the historic or underlying character and quality of the local area. R11 requires coherent street character, including terms of scale, rhythm, proportion, and height. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

It was previously concluded that the addition of a 2no. replacement dwellings on this site would not be significantly out of character with the area and thus would not conflict with CP3 of the Core Strategy. The variation, which seeks to include a balcony to the rear of the property on plot 2, would not alter this conclusion. The balcony would appear

as a modest and sympathetic addition to the approved dwelling, such that there are no added concerns on design or character grounds.

Neighbouring Amenity, Residential Amenity, Highway Access and Parking Provision, Flooding and Drainage, Landscape and Trees, Ecology: The nature of the variation does not warrant any additional concerns on any of these material grounds, the balcony would not introduce any additional neighbour amenity issues when compared to the originally approved juliet balcony. The conditions previously recommended still apply, however, where applicable, the wording of these may have been altered following the determination of the non-material amendment & submission of details applications that have followed the initial permission.

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 introduction of the plan showing that Plot 2 is built first and Plot 1 is built second does not fundamentally alter the development as this could have been done under the original permission. There was no requirement for the houses to be built in any specific order, nor was the development for a phased permission. The proposal is for two dwellings only and it does not matter the order in which the development takes place. The Planning Practice Guidance (paragraph 129) states that principle of phased delivery must be set out in the Planning Permission. There was no phasing plan, condition, or indication the original permission was intended to be phased. The introduction of this plan indicating that that development would be built in two separate parts does not change the operative permission, nor does it introduce a 'phased' scheme for the purposes of CIL, as this would fundamentally alter the permission which cannot be done through the S73 process. The section 73 permission is an independent planning permission which is affected by CIL. The applicant has a choice whether to carry out the development authorised by the original permission unvaried or the development authorised by the section 73 permission.

Other Matters: It should be noted that a standard demolition condition to ensure that the original dwelling is demolished was not included in the original decision in error. On this basis, it has been added to this S73 application for completeness.

Conclusion: In accordance with all the above, the application 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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	7 November 2025
Earliest date for decision:	6 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10 November 2025

PLANNING CONSTRAINTS/STATUS

See above.