

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261051
Site Address:	Inglenook, Springdale, Finchampstead, Wokingham, RG40 4RZ
Expiry Date:	24 June 2026
Site Visit Date:	19 May 2026
Proposal: Householder application for the proposed erection of a single storey rear extension and a single storey front extension along with 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
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 CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development FD1 – Development and flood risk NE1 – Biodiversity and geodiversity NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
27996	Two storey side extension to provide kitchen, lounge and dining room with bedroom over.	Approved 30/06/1987

020180	Proposed single storey rear extension to dwelling to form conservatory.	Approved 11/10/2002
150137	Certificate of lawful proposed use for the erection of a garden room and conversion of loft to habitable accommodation.	Withdrawn 26/08/2016

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension to extend the existing boot room. A single storey rear extension to provide a family room. Plus, changes to fenestration.

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:

Front Extension:

The proposed single storey front extension would have a pitched roof joining it to the host dwelling. The front extension would comply with guidance in the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension would only project forward 1.25 metres forward from the building. As such, it is deemed

that the proposed front extension poses no harm to the appearance of the host dwelling or wider character of the area.

Rear Extension:

The proposed single storey rear extension adheres to R16 design principle within the BDG in relation to separation distances as the proposal is set over 1 metre from the boundaries with neighbouring properties. Additionally, given the proportionate scale and unimposing design of the rear extension, it would have an acceptable impact on the host dwelling. Additionally, the extension would not be visible from the public domain, and this further demonstrates that it poses no harm to the character of the area.

Fenestration Changes:

The proposed fenestration changes pose no harm to the character of the area.

Neighbouring Amenity:

Front Extension:

The proposed single storey front extension is set away from boundaries with neighbouring properties. As such, no concerns are raised with regards to overlooking, overbearing and loss of light.

Rear Extension:

The proposed rear extension is set 5.3 metres from the closest neighbouring boundary. Given the single storey nature and adequate separation, there are no concerns raised with regards to overlooking, overbearing or loss of light.

Fenestration Changes:

The proposed fenestration changes are all at ground floor level and as such no concerns are raised with regards to overlooking.

Residential Amenity Space:

The proposed extensions would have no adverse impact on the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore 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.

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.

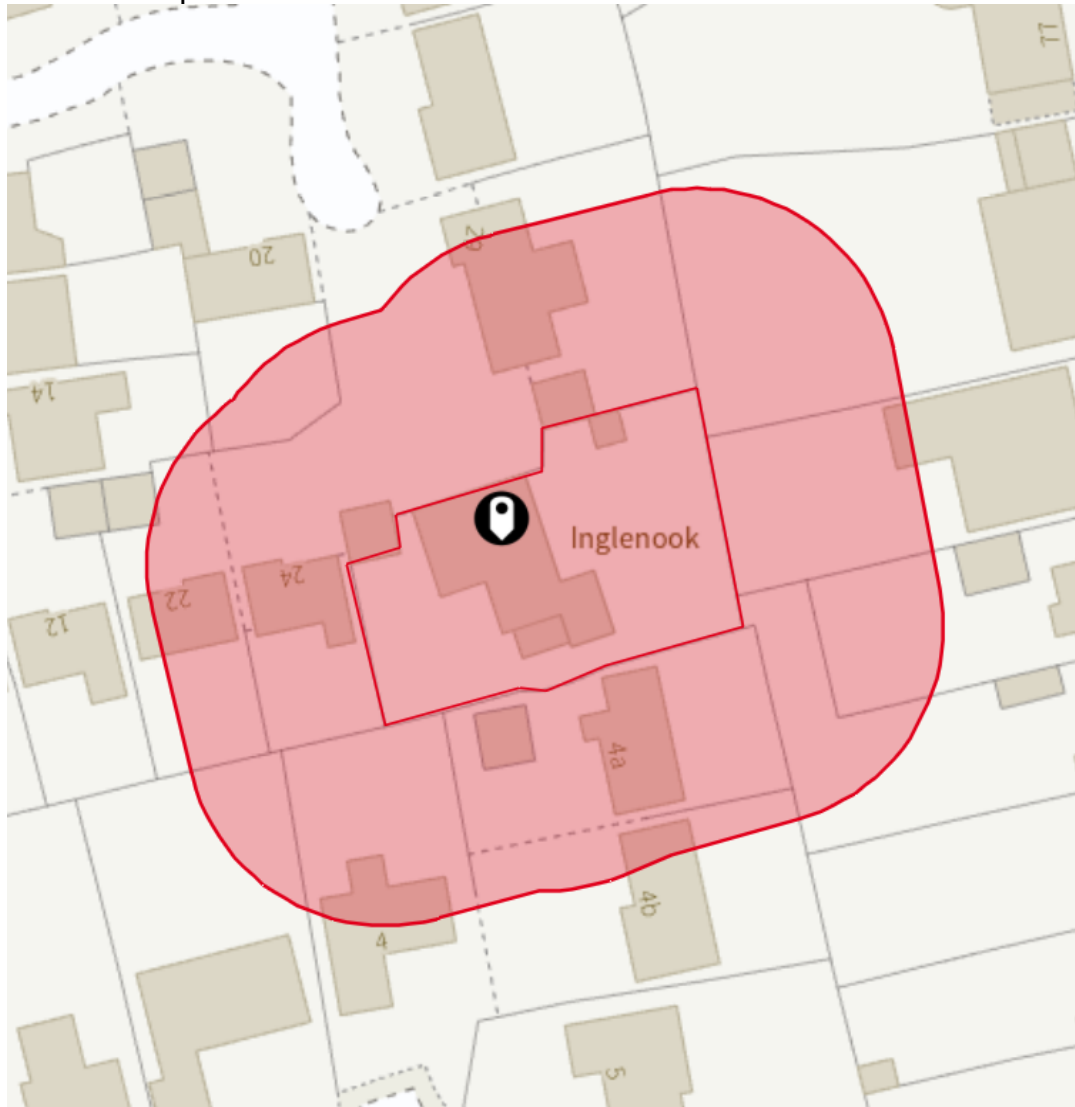
RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	19 June 2026
Earliest date for decision:	22 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19/06/26

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Finchampstead North

Thames Basin Heath SPA Mitigation Zones | Total count: 1

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

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: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
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1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	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.	UX1006	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UY1005	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UY1007	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	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11401&location=479935,165401%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 Forested and Settled Sands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead CP	0 m