

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260234
Site Address:	22 Kiln Ride, Finchampstead, Wokingham, RG40 3PL
Expiry Date:	27 March 2026
Site Visit Date:	3 February 2026
Proposal: Householder application for proposed erection of single storey rear extension following demolition of the existing conservatories, part garage conversion and rendering of dwelling.(Part Retrospective)	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
970563	Proposed Erection of Detached Garage And Single Storey Rear Extension To Dwelling.	Approve

		14 November 1997
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CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council

Finchampstead Parish Council raise no objection to this planning application.

Ward Member(s)

No comments received

Neighbours

1 letter received raising the following comments:

1. Laying the foundations has caused part of our land to slump into the hole dug. Two concrete posts belonging to us and supporting our fence panels have been removed (builder says he will replace posts and panels and fill hole).

2. A further 3rd panel which the builder says he will replace rests upon a low, approx. 18" high wall which runs to the western end of our, and our neighbour's land. The wall and fence are under our ownership/responsibility.

3. The builder says the part of the wall on which the 3rd fence panel rests might collapse. If it does he will replace it. However, it has not collapsed yet and we do not want it to collapse. We can see no reason why it should collapse, unless it is 'encouraged' to do so. We are concerned that if the wall does collapse the damage might extend further.

(Officers Note: The issues raised are civil matters which are not material planning considerations. This application does not negate the requirement to follow the Party Wall Act, nor does it give consent to enter third party land without the consent of the relevant land owner)

APPRAISAL

Site Description:

The application site consists of a large bungalow located on Kiln Ride within the major development location of Finchampstead.

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, within the major development of Finchampstead, 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:

CP1 of the Core Strategy requires the proposed demolition of a conservatory to create a single storey rear extension and part garage conversion to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed single storey rear extension following demolition of the existing conservatories and part garage conversion to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed development includes the demolition of the existing conservatories and the construction of a single-storey rear extension to create a larger kitchen/dining room area alongside extending the master bedroom.

The existing conservatory on the neighbouring boundary has a maximum height of c.3.41m, width of c.3.48m and depth of c.4.02m, similarly the second conservatory has a maximum height of c.4.05m, width of c.4.87m and depth of c.3.40m.

The proposed extension would have a height of c.3m, width of c.16.4m and depth of c.3.46m. The proposed extension will infill the space of where both existing conservatories stood, extending the rear of the property out. While the proposed extension is larger in scale to the previously existing garages with respect to its height, width and depth, its overall form, scale and position would result in a similar visual impact given its location.

The proposed extension would have a depth of c.3.46m, which is within the 4-metre limit recommended for a single-storey rear extensions in the Borough Design Guide.

The proposed part conversion of the garage is subservient to the existing built form and would not be directly appreciable from the street scene given all external amendments are to the side of the property.

The proposed part garage conversion includes changes in fenestration which includes inserting a new door. The proposed changes to fenestration at the side elevation of the garage includes installing a new door to allow a new entrance point to a new home office and pool room area. The proposed changes to fenestration would not cause harm on the character of the area or on any neighbouring properties.

The proposed single storey rear extension with the part garage conversion will comply with CP3 as they are subservient to the existing built form as the materials used to construct the single storey rear extension will be made to match the rest of the main dwelling. These are identified on the application form to consist of black frames and doors to the rear extension. An application of a off white monocuche rendered finish to all existing and proposed external walls- this is not the original finish of the property however there is no set street character, therefore this has no effect on the area of the character. The proposed extension will have a flat roof following part of the existing design, ensuring the character of area is not detrimentally impacted, nor significantly changed.

Given its proportionate scale and unimposing design, it is deemed that the rear single-storey extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the proposal is to the rear of the property where it would not be visible from the public domain, and this further demonstrates that the proposal poses no detrimental harm to the character of the area in compliance with CP1 and CP3 of the Core Strategy as well as the Borough Design Guide.

Neighbouring Amenity:

CP3 says the proposed single storey rear extension following demolition of the existing conservatories and part garage conversion should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed garage conversion and changes to fenestration would not introduce any outlook across any neighbouring properties and therefore there are no concerns with regards to overlooking or any loss of privacy.

The conservatory is located at the rear of the property in the back garden. Given the nature of the extension as single storey, the rear extension would have a very similar outlook to the existing conservatory, therefore it is not going to have a significant or harmful impact in terms of potential privacy issues or overlooking concerns. There is no windows proposed on the side elevations which would allow overlooking into the neighbours property. (no.22 Kiln Ride)

Loss of Light:

The proposed part garage conversion and changes to fenestration would not change the shape or form of the existing garage, therefore no concerns are raised with regards to loss of light.

The Borough Design Guide states that the minimum separation distance between flank and boundary should be minimum 1m, the proposed single-storey rear extension would

comply with this as it adheres to R16 in relation to separation distances as the recommended minimum distance for flank to boundary is 1m, the proposal is located on the neighbouring boundary, however there is a c.4.41m separation from the neighbouring property (no. 22 Kiln Ride) which is acceptable.

Overbearing:

The proposed part garage conversion and changes to fenestration would not change the height or shape of the existing garage, therefore no concerns are raised with regards to overbearing.

The Borough Design Guide states that it is recommended that the height of extensions should be no more than 3m when adjacent to the boundary. The proposed single-storey extension has an eaves height of c.3m is proposed which is marginally over the guidance relating to overbearing. The overall scale and massing of the extension is proportionate to the host property. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Highway Access and Parking Provision:

The part garage conversion will reduce parking spaces, however there is sufficient spaces left for parking at the front of the house and inside the remaining garage.

Amenity Space:

4.7 R16 of the Borough Design Guide states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable". The proposed single-storey extension will result in a minor loss of garden space at the rear of the dwelling, however, there will be sufficient space remaining with c.15.94m in depth and c.16.64m in width.

Conclusion:

In conclusion, the proposed demolition of a conservatory to create a single storey rear extension with fenestration and installation of a roof light would not detrimentally harm the character and appearance of the area, would not harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it is recommended for approval subject to conditions.

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.
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RECOMMENDATION	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	24th March 2026
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Earliest date for decision:	20 February 2026
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Recommendation agreed by: (Authorised Officer)	
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MC

Date:	25.03.2026
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PLANNING CONSTRAINTS/STATUS
Insert where relevant