

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260945
Site Address:	The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH
Expiry Date:	22 June 2026
Site Visit Date:	Not required – see 251135
Proposal: Application to vary Condition 2 of planning consent 252455 for the proposed erection of 1no. 4-bedroom dwelling to include rooflights plus car port following demolition of existing dwelling and outbuildings. Condition 2 refers to Approved Details for minor changes to external materials, fenestration, dormers and porch.	

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 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local	SS1 – Sustainable development principles SS5 – Development in the countryside CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation

Plan Update (LPU)	C2 – Mitigation of transport impacts and highway safety and design FD2 – Sustainable drainage NE5 – Landscape and design NE6 – Valued landscapes DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
260946	Application for submission of details to comply with the following conditions of planning consent 252455 dated 29/01/2026. Condition 3 relates to drainage details, 5 to external materials and 6 to landscaping.	Awaiting decision.
252455	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus car port following demolition of existing dwelling and outbuildings.	Approved, 29/01/2026
251135	The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH	Refused, 07/08/2025 Dismissed at appeal on 10/11/2025
242731	Pre-application advice for the proposed erection of 1 no. detached dwelling and carport with associated landscaping following demolition of the existing dwelling and outbuildings.	Replied, 28/01/2025
080621	Proposed erection of single storey rear extension, plus demolition of existing single storey extension.	Approved, 07/03/2008
996/71	Single storey extensions.	Approved, 28/09/1967
R/186/67	Alterations and additions to existing private house to provide extra Bedrooms & bathrooms.	Approved, 30/09/1971

CONSULTATION RESPONSES
Internal
None consulted.
External
None consulted.

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council – No objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description and Proposed Development

The application site comprises a two-storey detached dwelling situated on the eastern side of Drift Lane, within a rural area designated as countryside. The site's location and surroundings are primarily characterised by open fields, dense woodland, and sparse development, contributing to its distinctly rural and secluded nature.

The proposal seeks the following design and material amendments to the previously approved scheme under reference 252455:

- Addition of a front facing bay window.
- Alteration of bay window roof finish from tile to lead.
- Alteration of right-hand front projection from barn-hipped roof to gable
- Reduction and redesign of porch
- Reduction in extent of flint facing to front projection
- Single-storey side element changed from timber boarding to flint finish
- Dormer windows revised from gabled to hipped form
- Introduction of single three-section windows to all four principal projections
- Window head detailing amended from arched to splayed heads

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 the countryside and therefore must be assessed against Policy CP11. The proposed amendments would not alter the overall height, scale or use of the approved dwelling, and would result in only a negligible increase in footprint through the addition of a bay window. As such, there would be no additional adverse impact on the countryside. The original assessment carried out under planning reference 252455 remains relevant and applicable.

Character of the Area:

The proposed design and material amendments are considered modest when viewed in the context of the approved scheme. Drift Lane and Lower Sandhurst Road comprise a variety of architectural styles and building forms. The revised design

would retain the fundamental architectural principles of the originally approved traditional-style dwelling, presented in a more contemporary form. The proposed materials palette would remain appropriate to the rural character of the area and would integrate satisfactorily with its surroundings. Overall, the amendments would continue to respect and preserve the character and appearance of the site and the wider rural landscape.

Neighbouring Amenity:

The proposed revisions are suitably located and of modest proportions and would not give rise to any unacceptable concerns in relation to overlooking, overbearing impact or loss of light.

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:	Approval
Date:	22 June 2026
Earliest date for decision:	21 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.06.2026