

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250223
Site Address:	Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR
Expiry Date:	1 August 2025
Site Visit Date:	1 April 2025
Proposal: Householder application for proposed single storey rear extension with a juliette balcony, followed by the erection of 2 No dormers and 4No Velux windows and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
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
Tree Preservation Orders
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Green Routes and Riverside Paths Consultation Zone
CLH Oil Pipeline Consultation Zone
Listed Building Buffer Zone
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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 CP11 – Proposals Outside Development Limits
MDD Local Plan	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping

(MDD)	CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
242669	Householder application for the proposed garage conversion into habitable accommodation with changes to fenestrations.	Approved 04/02/25

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

WBC Built Heritage Officer: No objection

WBC Ecology: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

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.

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.

Principle- Countryside: The application site is situated within countryside and is

therefore, subject to Policy CP11 of the Core Strategy. CP11 does not permit development outside of development limits unless it falls within exemption criteria including:

2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and

4. In the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint of the original building;

Whilst there will be further spread into the site because of the proposal, however, the development will appear proportionate to the size of this large site and will maintain the sense of openness about the dwelling in keeping with the rural character of its setting.

For the reasons above, the development would not adversely impact the rural visual amenity of the countryside it is situated in, as it does not result in excessive encroachment or expansion away from the original building and does not result in an inappropriate increase in scale, form or footprint. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The single storey rear extension does not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide, only 2m in depth. The host property has a spacious garden to accommodate such sized extension. 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 BDG states that *"dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof"* and *"dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportions"*. Both gable dormers would not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. The gable dormer would be considered subservient addition and would not harm the street scene. Furthermore, the proposed dormer style would match that of the existing dormers on the property, thus in keeping with the current characteristics of the dwelling. Both dormers would overlook onto the lake and not visible from the public realm, thus no harm to the street scene.

The dormer with the Juliet balcony on the west side elevation would not harm the character of the area as it would not be visible from the street scene and will integrate well into the proposed gable dormer.

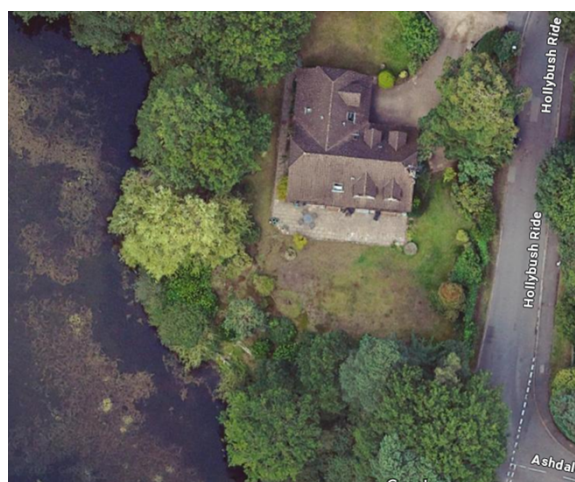
The inclusion of the Velux windows would be a minor addition and would not harm the character and appearance of the area.

The materials for the walls and roof are to match the existing. However, the proposed windows would be black UPVC instead of brown wood and the dormer face would be black cladding rather than red plain tiles. Whilst, the materials would differ such

change would not drastically harm the street scene and is considered acceptable in this instance.

Neighbouring Amenity: The proposed dormers and Juliet balcony on the south and west elevation would overlook onto the lake, thus no overlooking concerns.

Given the nature of the application and significant separation distance from neighbouring properties, there is no loss of light or overbearing concerns.



Highway Access and Parking Provision: This proposal reduces the numbers of habitable rooms by 3 as it provides an open plan living space. The existing driveway parking will be retained.

In view of the approved garage conversion application (Ref. 242669) for providing two additional habitable rooms, there is no net increase in habitable room from the proposals. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected in this proposal, which is acceptable.

Landscape and Trees: The site is within Countryside, in an area of high quality and sensitivity, on a Green Route. It is subject to Tree Preservation Order (TPO) 317/1986, W1 on all Corsican pine, Scots pine and birch of whatever age. The house is set back from the green Route Road behind boundary treatments.

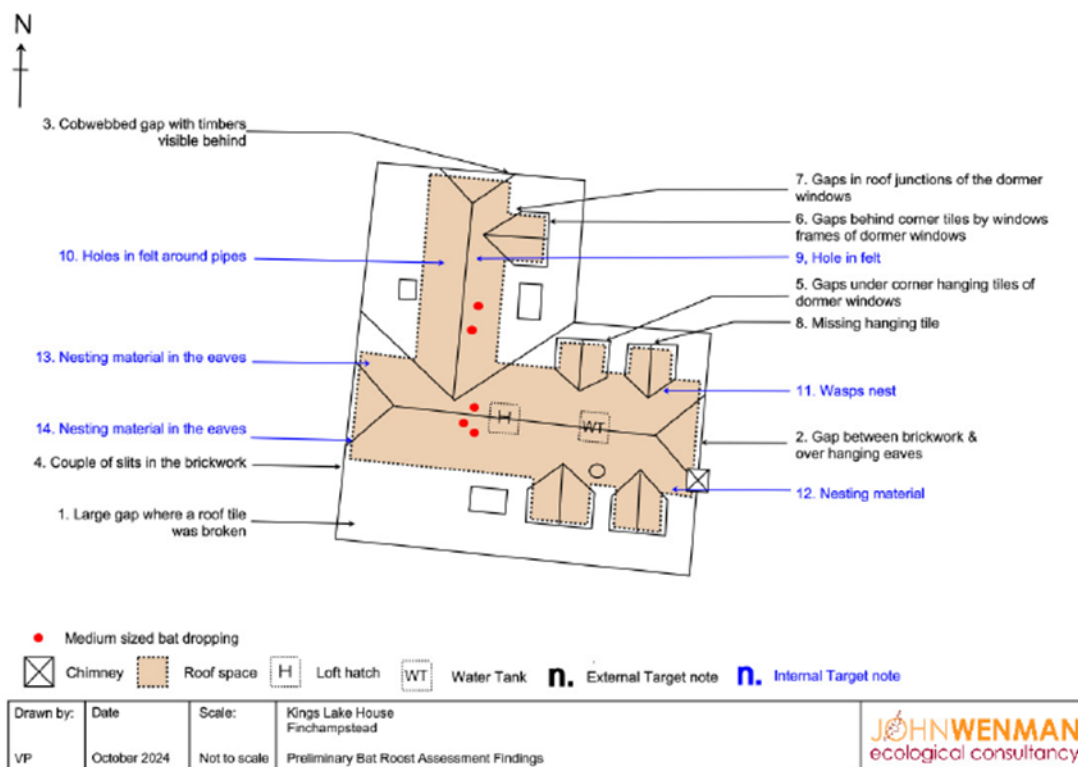
The addition is subservient and will not unduly impact public views from the green Route.

According to the preliminary tree submissions given in the AIA, the scheme minimally impacts the tree of high amenity, known as T1, but only if the arb submissions are followed, so the officer has suggested a condition. The officer notices that similarly to application 242669 the submissions put the tree roots of T4, G6, T8 and T9 well into the respiration suboptimal lake bottom. That application was not affected by the trees, but this proposal is, so for accuracy this aspect can be reassessed with the

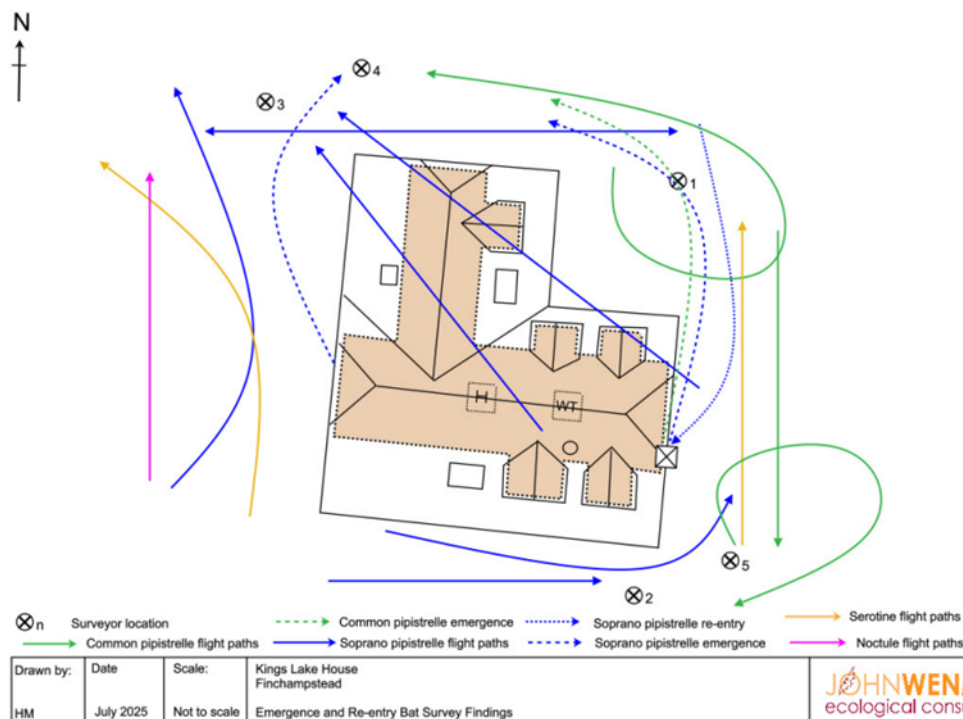
Arboricultural Method Statement suggested in the condition. But the officer believes that, if adjusted, the RPA incursions would still be within acceptable limits. Most of the trees are not covered by the TPO, so given the development activities anticipated on the plot, to maintain the landscape and tree demarcations of the site and to comply with policies such as CC03, CP23 and TB21, the officer has suggested a tree retention condition.

Ecology: All British species of bats and their roosts are fully protected by The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture or disturb bats, without first having obtained the relevant derogation licence from Natural England. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

The Preliminary Roost Assessment (PRA) inspections undertake in September 2024 recorded five medium-sized droppings typical of those deposited by long-eared bats scattered in the roof void. Likely access points were considered to be gaps under timber soffits or around the dormer windows and main roof. Further potential roosting features that could offer regular use by large numbers suitable for crevice-dwelling bats included a broken roof tile, gaps under corner hanging tiles and around dormer window frames. The Ecologist assigned high potential suitability for bats. The surrounding garden provides continuous habitat that could be used to connect to high-quality foraging habitats such as the adjacent lake.



APPENDIX 2 – BAT EMERGENCE SURVEY FINDINGS



Three emergence bat surveys carried out between 19 May and 2 July recorded a peak count of two Soprano pipistrelle, one Common pipistrelle and one unidentified pipistrelle emerging from the property. No long-eared emergences were observed.

The officer is satisfied that the survey effort and methodology are adequate for the Ecologist to conclude the house acts as a day roost for non-breeding or individual male bats. Provided that all the crevice roosting features within the soffits, dormer window surrounds and roof void will be permanently retained the officer is satisfied that a European Protected Species Licence is not currently necessary to allow the works proposed to proceed lawfully. To safeguard bats, and to avoid and mitigate disturbance impacts The officer agrees a non-licensed precautionary approach set out in PRA Section 7.1 is required and must be secured by planning condition in line with planning policy. The new extension's roof must be lined with a bat friendly membrane i.e. Type 1F (bitumen and hessian) felt or a breathable membrane approved for use in bat roosts by Natural England i.e. TLX Batsafe.

The officer has requested for an external lighting condition but is not considered to be necessary.

Built Heritage: On the neighbouring land, to the north of Kingslake House, is Kingslake Lodge (aka King's Lodge) a grade II listed building. Given the intervening distance between the two properties and the nature of the proposed works being applied it is considered that there would be no harmful impact to the setting of the listed building. As such from a heritage stance there is no objection raised.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be of adequate size, 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 occupier.

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:	31 July 2025
Earliest date for decision:	17 April 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	31 July 2025