

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250975
Site Address:	20 Pine Drive, Finchampstead, Wokingham, RG40 3LE
Expiry Date:	23 June 2025
Site Visit Date:	28/05/2025
Proposal: Householder application for the proposed erection of a single storey side/rear extension alongside a part new roof with rear dormer and the rendering of elevations.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
961639	Proposed Single Storey Rear Extension To Dwelling.	Approval, 29/08/1996

CONSULTATION RESPONSES**Internal**

WBC Highways – No objections.

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:**

The application site comprises a detached bungalow dwelling situated within an established residential area. The surrounding context is predominantly characterised by single-storey bungalow properties, some of which are arranged in discernible groupings with consistent house types, while others exhibit greater variation in design and built form.

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:

The application proposes a single-storey extension to the side and rear of the property, replacing the existing conservatory and infilling the south-western corner of the dwelling. Given its modest scale and design, the extension would sit comfortably within the site and remain screened from public view. Consequently, it would preserve the character and appearance of the surrounding area.

The proposal also includes the partial raising of the rear roof slope to accommodate a flat-roof rear dormer extension. The raised section would replicate the existing gable form, maintaining consistency with the architectural style and proportions of the host dwelling. The dormer itself would be set down from the main ridge line and set in from the eaves and sides, ensuring it appears visually subordinate to the original roof form. Given its positioning to the rear and limited visibility from the public realm, the proposed roof alterations would not detract from the character or appearance of the host property or the wider area.

The proposal also includes the rendering of the elevations in white. While the row of houses on the western side of Pine Drive predominantly features red brick, creating a degree of uniformity, the eastern side of the street displays a more varied palette of materials and finishes. When considered in the wider street context, the proposed rendering would not appear out of keeping and is not considered to have an adverse impact on the overall character of the area.

Neighbouring Amenity:

Overlooking:

The proposal would introduce a first-floor window on the south side elevation which would serve a non-habitable room. It is recommended that this window is obscure glazed and non-opening below 1.7 metres as indicated on the submitted elevational drawings in order to minimise overlooking into the rear garden and patio areas of no.22 Pine Drive. A suitable condition will be attached to any approval to ensure compliance.

The first-floor north side window would primarily overlook the front driveway of No. 18 Pine Drive and would therefore not result in any harmful overlooking or loss of privacy to the residential amenities of that property.

The views offered from the fenestration proposed on the rear elevation at first floor level would be positioned over 22 metres away from the patio areas and primary function rooms of neighbouring dwellings along Birch Road and Finchampstead Road. As such, any overlooking or loss of privacy concerns are minimal.

Loss of Light and Overbearing:

The extensions would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and notes that the total numbers of habitable rooms will remain unchanged as six. The proposed driveway will be shortened by circa 1.8m from the existing length.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway will have ample spaces for more than three parking provisions by utilising the existing dropped crossing, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable. As such, there are no highways issues.

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:	Not required
Recommendation:	Approval
Date:	2 June 2025
Earliest date for decision:	21 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	19.06.2025
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