

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252856
Site Address:	297 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NL
Expiry Date:	11 February 2026
Site Visit Date:	13 January 2026
Proposal: Householder application for the proposed erection of 1no. detached outbuilding to form an annex.	

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 CP6 – Managing Travel Demand 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 CC07 – Parking TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity.
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision Date &
080858	Proposed erection of first-floor side extension in roof with rear dormer window.	APP – 22 August 2008
082468	Proposed erection of a first-floor rear dormer extension to dwelling.	APP – 23 February 2009
990509	Proposed dormer window in front elevation.	APP – 08 March 1999

213089	Householder application for the proposed erection of a part single part two-storey rear extension, erection of two-storey side extension with 4 no. roof lights following demolition of existing garage, erection of a single-storey front extension plus insertion of 3 no. roof lights.	APP – 25 October 2021
207700	Application for submission of details to comply with the following condition of planning consent [213089 dated 25/10/2021]. Condition 7 – protection.	APP – 25 March 2022
221828	Application for non-material amendment planning consent 213089 to allow dormer window extension and the addition of 1 no. side-facing window.	APP – 30 June 2022
221234	Application for non-material amendment planning consent 213089 for a change of external materials to rendered and flat/slate roof tiles.	APP – 08 June 2022
222172	Application for non-material amendment planning consent 213089 to allow changes to the height of 2 no. single storey front gable roofs and the porch canopy.	APP – 05 August 2022
223114	Application for submission of details to comply with the following condition of planning consent [213089 dated 25/10/2021]. Condition 05 – obscure glazing.	WIT – 22 December 2022
222123	Householder application for the proposed erection of a detached double garage with first floor accommodation in the roof space.	WIT – 07 October 2022
223385	Householder application for the proposed erection of double detached garage.	APP – 01 February 2023

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to condition

WBC Landscape and Trees: No objection subject to condition.

WBC Public Rights Of Way: No objection.

External

No comments received:

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: The Parish/Town Council object to the application. The objection is based on the absence of electric vehicle charging provision, contrary to FNDP Policy ES1.4, and concerns that the proposal represents overdevelopment, would be incongruous within the street scene, extend forward of the established building line, and fail to respect the existing built form and spatial character of the area, contrary to FNDP Policy D3 (parts 1a and 1b). Officer Response: <i>The impact on the character of the area is discussed in the main report. Furthermore, electric vehicle charging provision is not required for this form of development. In addition, the property already has a charging point.</i>
Ward Member(s)	No comments received
Neighbours	Objection 1: That the development represents overdevelopment which is disproportionate to the original dwelling and harmful to the character and appearance of the area. Concern is raised that the proposal would extend beyond the established building line, appear incongruous within the street scene, and result in cumulative harm when considered alongside the site's planning history. It is further argued that the development would cause unacceptable harm to residential amenity through overlooking, overbearing impact, and increased disturbance. The objector also raises concerns regarding incremental development, the cumulative impact of previous permissions and amendments, and the use of the non-material amendment process, asserting that the overall scale and impact of development has not been adequately assessed. Objection 2: It is also contended that the site is already overdeveloped and that the proposal would further exacerbate this. Officer Response: <i>The impact on character of the area and neighbour amenity is discussed in the main body of the report.</i>

APPRAISAL

Site Description: The application site is located on the northern side of Nine Mile Ride, close to the junction with Range Road running northwards from Nine Mile Ride. It is in Finchampstead North, which is a Modest Development Location adjoining Countryside to the North.

The property is semi-detached and two-storey. The front façade of the property is constructed in red coloured brickwork with black cladding to the first floor. The roof is finished in dark brown tiles with a gabled single-storey front extension. The primary roofscape is gabled side-on, featuring a roof dormer within the roof slope.

There is a large, shared parking area toward the front of the property creating 3no. parking spaces for the host dwelling. There is a large rear garden (approximately 25m in length). There is no garage at this property.

This site benefits from extant permission for a garage of the same size, scale and dimensions in the same location (223385).

Proposal:

This application seeks to erect a single storey outbuilding (7m x 7.2m) toward the front west side of the dwelling forming an annex. It is 1.5m to the front west side of the property.

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.

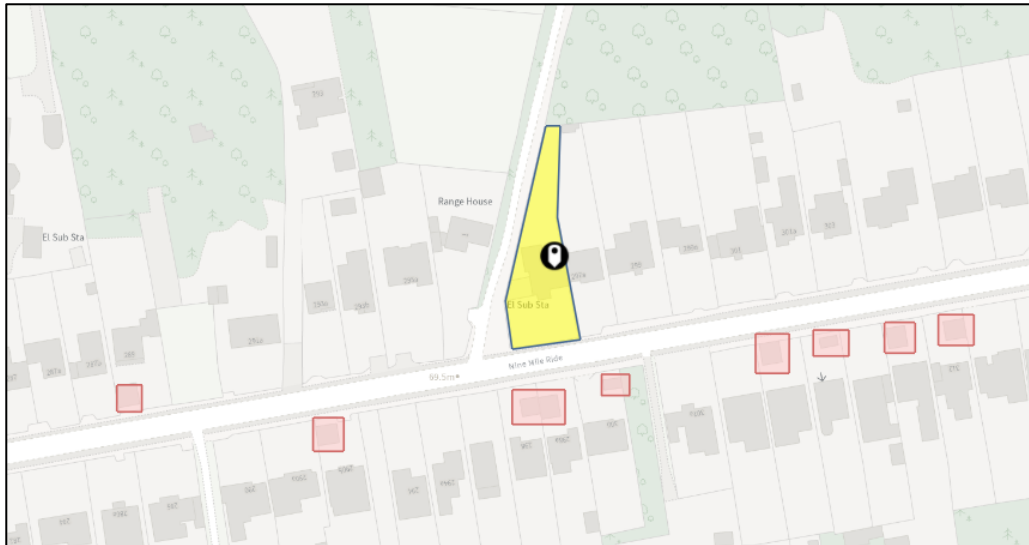
Design & Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Detached Front Outbuilding:

The proposed outbuilding would be detached, single storey and positioned forward of the main dwelling. The BDG states that front extensions and outbuildings are generally only acceptable where the development is set well back from the street frontage or where the building is set further back from the street rather than the prevailing building line. The front wall of the proposed outbuilding would be set back 7.5m away from the highway on Nine Mile and would not appear visually prominent or intrusive when viewed from the public realm.

The proposed development is single storey and would project 6.05m forward of the principal elevation. Although, the proposal would project significantly forward, each application is assessed upon its own merits and in the context of the application site.

As such, there are other examples of dwellings along Nine Mile Ride that exhibit similar detached frontal outbuildings and garages. *Please see Figure 1 below.*



For example, in December 2022, 310 Nine Mile Ride had a detached single-storey double detached garage at the front of the property approved. This demonstrates that a front-sited outbuilding is acceptable within the street. In this context and in reference to Figure 1, the proposed development is not considered to be out of character with previous development along Nine Mile Ride.

Furthermore, there is a dense covering of trees and vegetation on the western side of the property. Therefore, views of the annex from the public domain would be more limited. Although, the development will be to the front of the property, there will be no significant impact to the visual permeance of the host dwelling, and it will not be a dominant feature of the street scene.

The outbuilding will be constructed in the same materials as the host dwelling. The walls use red facing brickwork, the roof is finished in brown concrete roof tiles, and the windows use white UPVC framing. These materials are considered an acceptable and area-sensitive option, relating well to the host dwelling and the surroundings. This contributes to its visual continuity with its surroundings.

The eaves height of the outbuilding is 2.4m and the ridge height is 4.4m. These measurements are subordinate to the main dwelling's eaves (5.4m) and ridge (7.1m) heights. Moreover, the 7.2m x 7m floorplan dimensions are deemed appropriate in terms of size and scale for the plot. In this regard, the outbuilding would be visually subordinate to the host dwelling and compliant with the BDG in terms of scale and massing, despite not meeting the guidance relating to its positioning at the front of the property.

The roofscape of the development will feature a front-facing gable with 2no. rooflights on each roof slope. This relates well to the host dwelling's main gabled roof design and the existing front extension's front-facing gabled formation. The proposal will feature 2no. rectangular windows (2.3m x 1.2m) on the front elevations, 2no. windows on the side elevations (0.8m x 1.1m), 1no. side door and 1no. obscured glass rear window (0.7m x 1.1m). These are considered well-proportioned and fitting with the fenestrations

on the main dwelling. Overall, these aspects would appear cohesive and preserve the character of the streetscape and dwelling.

Considering that planning permission was previously granted under application 223385 for a detached garage of the same scale and dimensions, which remains extant, and that the current proposal seeks only to convert this approved structure into an ancillary annex to provide additional guest accommodation, the principle of the built form has already been established. Nevertheless, the current proposal has been assessed on its own merits and is considered acceptable in terms of scale, design and residential amenity, and would not result in significant material harm to the character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

There will be 2no. additional side windows on the outbuilding. The western side window would be facing the boundary wall (which is densely vegetated and treed) onto Range Road. There is no adjoining neighbouring property on this side and thus there will be no increased overlooking impact. The eastern side window will overlook the parking area and will not harm the privacy of 297a Nine Mile Ride. There is no direct line of sight into neighbouring habitable rooms, the development is single-storey and is approximately 13.3m away from the boundary with 297a. The other fenestrations do not pose a risk to neighbouring privacy due to the location toward the front, rear and within the roof slopes. Therefore, in accordance with the BDG, this proposal demonstrates an adequate level of privacy in relation to neighbouring properties.

Loss of Light:

There would be no significant increase in overshadowing because of the proposal.

Overbearing:

As this proposal is single-storey and modest in size, height and massing there is no increased loss of light. Furthermore, the previous application was approved (223385), and the current application shares the same dimensions and footprint. Therefore, there is no concern about overbearing.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to condition that the annex is to remain ancillary to the main dwelling, and not to be sold, leased or disposed of separately, as recommended in the conditions section below – Condition #6 refers. The Officer has also commented:

“Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.”

The proposed development would result in 12no. habitable rooms in the dwelling and annex. In accordance with WBC Parking Standards, this warrants parking provision of 3no. car parking spaces with minimum dimensions of 2.5m x 5.0m. This has been indicated via a parking plan, which is deemed acceptable.”

Landscape and Trees: The Tree and Landscape Officer raise no objection subject to Condition and has commented: *“Policies CP3, TB21 and CC03/2d require that trees, hedges, and other landscape features are protected during development.*

There are dense vegetation and trees on the western side of the property. Therefore, updated arboricultural information, including a revised Arboricultural Method Statement, tree protection measures and detailed foundation design are required to safeguard retained trees in accordance with Policies CP3, CC03 and TB21 are supplied. These requirements are secured via conditions.”

It is worth noting there are TPO trees at the rear of the application site (TPO-1083-2005). These will not be impacted by the proposal as development is occurring solely at the front of the property.

Condition

Updated arboricultural information, including a revised Arboricultural Method Statement, tree protection plan and detailed foundation design to safeguard retained trees in accordance with Policies CP3, CC03 and TB21 are supplied.”

Conclusion

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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.

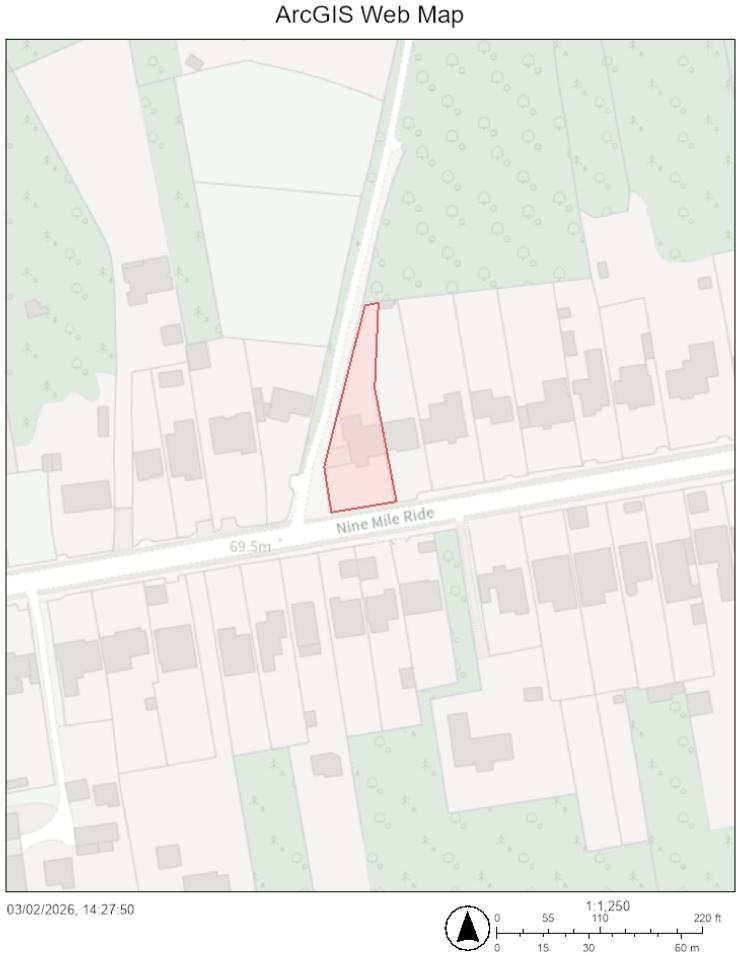
RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve subject to the relevant conditions: 1. Time Limit 2. Approved Plans 1. Materials as specified 2. Foundation Design (Pile & Beam) 3. Construction within Root Protection Area

	4. Updated Arboricultural Method Statement (AMS) 5. Tree Protection Plan (CL7) 6. Non-sale/No let
Date:	6 February 2026
Earliest date for decision:	10 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	06/02/26

PLANNING CONSTRAINTS/STATUS



Affordable Housing

Thresholds | Total count: 4

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

Scale and Location of Development Proposals | Total count: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	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

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Byway open to all traffic

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new

			hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Electricity Sub Station Consultation Zones | Total count: 1

#	FEATURE_TYPE	CONSULT
1	Electricity Sub Station Consultation Zone	SSE Power Distribution

Bat Roost Habitat Suitability | Total count: 7

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	XP1046	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	XP1047	Ecology Officer, Green Infrastructure Team

3	Bat survey required for planning applications that involve roof modification or demolition.	XP1048	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	XQ1045	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	XQ1046	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	XQ1047	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	XQ1048	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	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=11401&location=481766,166418%20(IRZ%20polygon%20centre)

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

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-1083-2005	Area	Confirmed

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