

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252153
Site Address:	3 Foxcote, Finchampstead, Wokingham, RG40 3PG
Expiry Date:	10 November 2025
Site Visit Date:	7 November 2024
Proposal: Householder application for the proposed erection of a two-storey side extension, alongside a single-storey rear extension, the erection of a front porch, plus alterations to fenestration, following demolition of the existing garage.	

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 CP7 – Biodiversity 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
241668	Householder application for the proposed erection of an outbuilding.	Approved: November 2024
110314	Proposed erection of single storey rear extension, plus two dormer side extensions to dwelling (amendment to planning consent F/2011/1716). Part retrospective.	Approved: April 2011
102108	Proposed erection of single storey rear extension, plus two dormer side extensions to dwelling.	Approved: September 2010

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition
WBC Highways – No objection
WBC CIL – No comments
WBC Ecology – No comments

External

None

REPRESENTATIONS

Finchampstead Parish Council	Object to the application on the grounds of overdevelopment and its overbearing impact, being forward of the building line, and contrary to FNDP Policy D3, 1b.
Ward Member(s)	No comments received
Neighbours	4 objection letters received, with concerns issued primarily for the following reasons: • Loss of light / overbearing impact. • The importance of compliance with the part wall act. • Asbestos in garage roof requires removal by a licensed contractor. • Proposed house is out of keeping with the area's character of chalet-style bungalows and semi-detached homes; appears too large for its plot with insufficient spacing between properties. • Relocating the front door to the side near the neighbour's lounge windows would cause severe overlooking and loss of privacy, as visitors could see directly into their home. • The new front door position near the shared boundary would cause frequent noise from opening and closing, disturbing daily living. • Moving the car parking area to the front would cause headlight glare into lounge windows, especially during darker months. • Proposed rear flat-roof extension would reduce natural light to the neighbour's kitchen and office. • The property has already been significantly extended, and the new plans appear excessive compared to neighbouring homes.

	• Proposed front projection extends much farther than nearby houses, altering the street scene and reducing openness. • Lack of clarity on whether the front hedge will remain, which could change the visual outlook from opposite properties. • Unclear parking arrangements may affect kerbside parking and overall layout. Following the submission of the objection letters detailed above, both the agent and applicant provided rebuttal letters in response.
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APPRAISAL

Context: The applications site is located within a residential setting of Finchampstead.

This application seeks planning permission for the erection of a two-storey side extension, a single storey rear extension, a front porch, plus other minor alterations.

The proposed scheme is of an identical nature to that initially submitted through application 241668. However, due to insufficient ecological information being provided at the time, the aforementioned scheme was subsequently amended to comprise solely of the outbuilding.

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 proposed two-storey side extension would be clearly set back from the existing front elevation, which would help establish a visual sense of subservience, an important consideration given the relatively large scale of the development. While the extension incorporates a flat crown roof, an atypical feature in the immediate locality, it is worth noting that flat-roofed dormers are a recurring element within the Foxcote streetscape. As such, the visual impact of the flat crown would not be significantly out of character. Overall, the extension demonstrates well-balanced proportions and adheres to the Borough Design Guide, particularly in being set back from the host dwelling and maintaining a one-metre separation from the adjacent boundary. These factors contribute to the conclusion that the side extension would

have an acceptable impact on both the character of the property and the surrounding area.

Concerns have been raised regarding the extension's compatibility with the existing street scene. Although its form differs from nearby properties, many first-floor and two-storey developments have been approved within Foxcote over recent years, indicating that the proposal would not be an incongruous addition.

Another point of consideration is the reduction in spacing between the application site and No.1 Foxcote. The gaps between buildings play a vital role in maintaining the openness of the street scene and preventing a terracing effect. In this case, the retained separation at first-floor level is sufficient to preserve the spacious character of the area.

To the rear, the proposal includes a further ground floor extension, building upon previous works approved in 2011 (application 110314). Given its modest design and discreet location, this addition would not have a notable impact on the wider character. Potential effects on neighbouring properties will be addressed in the relevant section of this report.

The front extension previously proposed has been reduced to a single bay front porch. Due to its unimposing design and modest scale, the porch would appear as a subservient and sympathetic addition to the host property.

The proposed plans illustrate the intention to increase the area of hardstanding to the front of the site. Whilst the loss of green infrastructure would be unfortunate, it is not considered that this would have a significant impact on the character of the area and therefore no objection is raised.

In summary, the development is considered to have an acceptable visual impact on the host dwelling and on the wider area. Accordingly, the proposal complies with Core Strategy policies CP1 and CP3.

Neighbouring Amenity: As summarised above, several objection letters have been received from neighbouring residents. This section of the report seeks to address matters relating to the impact of the proposed development upon neighbours.

Overlooking: The proposed development would facilitate a number of new outlooks from the property. The rear facing window intended to serve bedroom 4 would provide oblique views of the neighbouring gardens, however, this would not result in any direct overlooking. The side facing window intended to serve the same room would however have an unobstructed view of No.1s private amenity space if not appropriately controlled. Accordingly, a condition has been added to ensure the window in question incorporates a top hung element and uses obscure glazing. The other additional elements of fenestration are not considered to pose any potential to infringe upon the privacy of neighbours.

Loss of Light & Overbearing: Despite increasing the extent and scale of built form in close proximity to No.1, it is not considered that the proposed development would adversely impact the amenities of the neighbouring residents. The two-storey component would not extend beyond the rear elevation of the neighbouring property,

thus offsetting any impact relating to an overbearing or loss of light impact. Whilst the ground floor addition would clearly increase the run of built form adjacent to the shared boundary, any impact from this element would be mitigated through the modest height of the extension, plus its design, which slopes away from the boundary. This also applies to the impact upon No.5, whereby the modest projection beyond the existing property and the sloping roof form would limit any loss of light or overbearing affect.

Noise: The neighbouring resident at No.5 has raised concern with the position of the front door, stating that its location at the side of the property would create constant noise from people entering and leaving. It is not considered that the level of noise generated from this would adversely affect the amenities of those at No.5, as it forms a normal function of a dwellinghouse.

Demolition: The proposal comprises the demolition of the existing garage, which adjoins the garage of No.1. The neighbouring resident has raised concerns regarding potential damage to No.1s property as a result of this process. The granting of planning permission does not authorise someone to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996. The neighbouring resident has also stated that the structure to be demolished may contain asbestos. Accordingly, the applicant is advised that a licensed contractor must be responsible for its removal.

Boundary Hedge: A number of comments have been made regarding the potential of the front boundary hedge to be removed. The LPA are sympathetic to these concerns as this feature contributes significantly to the green infrastructure in Foxcote and is an important aspect of the street scene. That said, the application form states that no hedges will be removed as part of the development, and there is nothing on the proposed plans to indicate otherwise. As such, the retention of the hedge is expected.

Highway Access and Parking Provision: No objection has been raised by WBC Highways.

Flooding and Drainage: The Drainage Officer has requested further draining details to be secured via condition. However, as the application site is located within Flood Zone 1, it is considered that the request is disproportionate to the scale of the development and therefore has not been adhered to.

Landscape and Trees: There are several mature trees located to the rear of the application site. An Arboricultural Impact Assessment (AIA) has been submitted as part of the application. The proposed extension works are situated outside the root protection areas of the retained trees, ensuring no direct impact on their health or stability. It is noted that the AIA was originally prepared in support of the outbuilding approved under application 241668, which remains an extant permission. Given that the current proposal does not encroach upon protected tree zones or require additional arboricultural mitigation, a compliance condition is not considered necessary in this instance.

Ecology: An emergence survey bat report has been submitted with the application. This appropriately demonstrates that no bats were observed to have used features

throughout the property for roosting or feeding and no further surveys or mitigation would be required. An informative has been included to advise the applicants on the appropriate steps to take if bats were to be encountered prior to or during the development.

Conclusion: For all the above, the proposal is acceptable, and the application is 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
Date:	6 November 2025
Earliest date for decision:	15 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10 November 2025

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Finchampstead*
- *Bat Roost Habitats*