

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251749
Site Address:	250 Nine Mile Ride, Finchampstead, Berkshire, RG40 3PA
Expiry Date:	26 November 2025
Site Visit Date:	19 September 2025
Proposal: Householder application for the proposed single-storey rear extension, alterations to workshop to form study and changes to fenestrations.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
001116	Proposed single storey front, side and rear extensions to dwelling.	Approved: January 2001
992355	Proposed Single Storey Front Side And Rear Extensions To Dwelling	Approved: October 1999
980442	Proposed Single Storey Side Front And Rear Extensions To Dwelling Plus Erection Of Detached Double Garage	Refused: March 1999

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	One letter received from neighbouring resident, summarised below: • Support in principle for the proposed study, subject to accurate plans and boundary respect. • States the existing workshop is misrepresented on plans — it extends 500–600mm beyond the main building line and abuts the boundary. • Requests the new structure follows the original building line, not the existing workshop's footprint. • Seeks assurance that the new building will not touch or encroach upon the boundary and that the original fence is reinstated. • Requests protection of existing trees and shrubs along the shared boundary during construction. • Asks that all works remain within the applicant's site and do not impact neighbouring property or landscaping.

APPRAISAL

The application site is situated on Nine Mile Ride, a predominantly residential road within Finchampstead. The proposal seeks planning permission for the alteration and enlargement of the existing single-storey structure located to the rear of the host 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.

Character of the Area: The proposed development, which involves a modest enlargement to the rear of the dwelling, is considered to have no adverse impact on the established character of Nine Mile Ride. The extension is designed to remain subordinate to the host property, while preserving its fundamental form. The materials are also consistent with the existing building and surrounding context, ensuring visual harmony. Consequently, the proposal raises no concerns in respect of design quality or compatibility with local character.

Neighbouring Amenity: Given the modest scale of the proposed enlargement, there are no significant concerns regarding the impact on neighbouring amenity. The additional built form would remain contained within the site and positioned away from the adjoining property, with its relationship to No. 248a being improved by the removal of the existing workshop.

A representation from a neighbouring resident primarily raised concerns about potential boundary encroachment. Based on the submitted plans, the proposed development appears to be wholly within the application site's curtilage, and therefore such issues are unlikely to arise. Nevertheless, it should be noted that the granting of planning permission does not confer any rights to enter or carry out works on, over, or under neighbouring land without prior consent. Compliance with the Party Wall etc. Act 1996 remains the applicant's responsibility.

The neighbour also requested reinstatement of the boundary fence as part of the works. This matter falls outside the scope of planning control and is considered a civil issue between the respective landowners.

Highway Access and Parking Provision: Sufficient parking provision for the site exists, hence no objection has been raised by WBC Highways.

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:	19 November 2025
Earliest date for decision:	15 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20 November 2025

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Finchampstead*