

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260687
Site Address:	179a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JD
Expiry Date:	29 May 2026
Site Visit Date:	Wednesday 20 th May 2026
Proposal: Householder application for the proposed single story rear and side extension, first floor extension following conversion of the loft to habitable accommodation. Including changes to fenestration and replacement of the roof.	

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
36602	Demolition of existing garage and erection of detached garage; single storey rear extension to provide kitchen and additional bedroom	Approved 19 th October 1990

070909	Proposed erection of first floor rear extension and new dormer windows to dwelling	Refused 5 th September 2007
071759	Proposed erection of first floor rear extension with front, side and rear dormers	Refused 7 th December 2007

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection subject to condition(s)
WBC Digital Solutions Scanning- No comments received
WBC Landscape and Trees- No objection subject to condition(s)
WBC CIL- CIL Liable
WBC Ecology- No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council raises no objection subject to all Velux windows complying with the requirement that they be installed at a minimum height of 1.7 metres above floor level.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application site relates to a single storey detached bungalow with associated parking and landscaping in the residential area of Finchampstead, Wokingham. The site is surrounded by a mix of dwellings that don't follow any particular design or architectural style.

Proposal: This application seeks permission for the proposed raising of the roof to facilitate first floor accommodation, along with a single storey rear and two storey- side extension and changes to fenestration.

The roof will be raised by approximately 1.27 meters and will accommodate four bedrooms, two with an en-suite along with one bathrooms.

The proposed single storey rear extension will approximately be 4.9 meters in depth, 10.6 meters in width and 1.27 meters to the height of the eaves. This part of the proposal will accommodate a dining and seating area.

The proposed side extension will approximately be 7.9 meters in depth, 1.3 meters in width and will extend up into the first floor. This part of the extension at ground floor level will accommodate a boot/utility room and a plant room, whilst at first floor level it will accommodate part of the third bedroom and bathroom.

Planning History: The application site has been subject to previous planning applications. Planning permission was granted in 1990 (36602) for the demolition of an existing garage and the erection of a detached garage and single storey rear extension.

Later, two applications submitted in 2007 (070909 and 071759) sought permission for a first-floor rear extension with dormer alterations; however, both were refused.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Nine Mile Ride and the surrounding area comprises of dwellings that have no strong prevailing style or character. There have been numerous proposals throughout the locality that consist of single storey front, two storey side extensions and raising of the roof to accommodate first floor accommodation that can be seen from the public realm which don't detriment the character of the area.

The proposed single-storey rear/ side element would accommodate an open plan dining/seating area with two new access points to the side and rear of the dwelling. At first-floor level, the proposed raising of the roof would facilitate the provision of 4 No. bedrooms (two with an en-suite) and one main bathroom, and hallway providing access to the ground floor.

The proposal also includes alterations to the fenestration across all elevations. The front elevation would comprise three dormer windows serving bedrooms, together with two larger windows, two smaller windows and a new access opening. The side elevations would incorporate seven rooflights, two medium-sized windows and bi-fold doors. To the rear, the development would include two sets of bi-fold doors at ground floor level, two smaller windows and a set of double doors on the first floor to the master bedroom. A total of 8 rooflights are also proposed.

The proposed development will overall remodel the house so that it appears as single storey dwelling with accommodation in the roof. Given the variation of property styles and other similar chalet style bungalows, the proposal will have a satisfactory impact on the street scene. It will be set away from the side boundaries to maintain the spatial characteristics of the street scene.

The materials used will comprise of slate tiles for the roof, UPVC Aluminium All to be black framed for the windows. Given the locality, the proposed materials are acceptable for the site and cause no harm to the character of the area.

Overall, the proposed works would not result in detrimental harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the proposal is set within the property boundary maintaining the spatial relationship. In this context, the development would not give rise to a detrimental loss of light or appear overbearing to neighbouring occupiers.

The proposed opening to the rear from the master bedroom would overlook the rear of the garden and is protected by a glass screen, furthermore, a condition has been applied so that the roof lights shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level. Therefore, it is an acceptable design and maintains the current special relationship with neighbouring amenity. The property and neighbouring houses have good size gardens, and the extension would not appear excessive in the context of the site.

Overall, having regard to its height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The submitted block plan shows spaces for three or more vehicles. As there is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: The site lies within Flood Zone 1. The Council’s Flooding and Drainage Officer has reviewed this application and raises no objection to the principle of the development, as represented by proposed floor plans drawing D3195-02 A dated February 2026. As the footprint of the dwelling increases and drainage details have not been provided, a drainage condition will be applied to mitigate any impact.

Landscape and Trees: The Councils Tree and Landscape Officer has reviewed this application. Whilst the site is situated along a Green Route and the majority of dwellings have a vegetated front garden, the submitted “Proposed Elevation & Combined Street Scene” contains a Site Plan with existing parking layout for three cars and suggesting the removal of the existing vegetation. The Officer has no objection to the proposal; however, a condition will be applied for a simple landscape plan to contribute to the Green Route and comply with Local Plan Policy CC03.

Ecology: The application site is located within an area suitable for Bat Roosts, The Preliminary Roost Assessment undertaken by Urban Tree Experts states that “*There are no visible features externally on the building which could be utilised by roosting bats or in which bats could access the building to roost and internally there are no potential roosting opportunities for bats*”. Whilst no comments have been supplied by the Council’s Ecology Officer an informative will be applied in order to maintain the protection of any bat roosts.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	27 May 2026
Earliest date for decision:	17 April 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	28.05.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant