

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251176
Site Address:	Harts Leap Farm, Forges Lane, Finchampstead, RG27 0RB
Expiry Date:	15 July 2025
Site Visit Date:	27 June 2025
Proposal: Householder application for the proposed erection of a single-storey side extension to the existing garage with fenestration.	

PLANNING CONSTRAINTS/STATUS

Archaeological Sites
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Countryside
Landscape Character Assessment
SSSI Impact Risk Zones

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 CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
13446	Conversion of part of existing barn into four livery stables	Approved (date illegible)

33676	Erection of a 4-bedroom detached dwelling for farm manager	Approved 28/07/1989
40858	Erection of outbuildings for use as garage and store	Approved 07/05/1993
161333	Application of a certificate of existing lawful development for the residential use of property in breach of planning permission.	Approved 18/08/2016
172814	Application for a certificate of lawfulness for the proposed swimming pool.	Approved 08/11/2017
173361	Householder application for enlargement of existing first floor front and rear dormers with change of roof form, changes to external materials and fenestration, erection of a detached double garage with secure store and log store plus conversion of existing garage to additional habitable accommodation. Part retrospective	Approved 20/02/2018
181202	Full application for the proposed change of use of land from paddock to residential curtilage, with installation of tennis court.	Refused 13/07/2018
182376	Erection of side and rear extension to dwelling following demolition of existing garage and workshop.	Withdrawn 12/11/2018
190847	Householder application for proposed first floor side extension, single storey rear extension and internal alterations.	Approved 13/05/2019
191721	Householder Application for the proposed erection of first floor side extension and two storey rear extension incorporating dormers with Juliet balcony including associated internal alterations to existing dwelling.	Approved 04/10/2019

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission for a single storey side extension (6.4m x 3m) to the existing detached garage to provide a tack room / store for horse welfare.

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 outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. 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 side extension to the existing garage would match the ridge height of the existing garage and would extend 3 metres from the side of the garage covering the full depth. The existing garage has an approximate footprint of 57m² and the proposed footprint is marginally over 76m², resulting in an increase of just over one third of the existing. Given the matching eaves and ridge height, and the matching depth, it is not deemed that the proposed extension would result in an inappropriate increase in scale, form or footprint of the existing garage, and therefore the proposal complies with Policy CP11 of the Core Strategy. The extension would be largely screened from the public realm by the existing garage, and with the proposed materials to match the existing materials, it is deemed that the extension would comply with Policy CP3 of the Core Strategy. Overall, the proposed side extension to the garage would not detrimentally impact upon the character of the area.

Neighbouring Amenity:

The existing garage is sited a significant distance (over 70m) from the neighbouring property Oaklands Farm and therefore the proposed extension would have no impact on neighbouring amenity grounds.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Highway Access and Parking Provision:

The applicant is proposing to extend the existing garage for additional storage space and this has no impact on the number of habitable rooms. The existing garage and driveway will be retained, and it is therefore expected that there will be no additional

demand for car parking and no reduction in parking provisions. Additionally, there would be no negative impact on the abilities for cycle storage.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	8 July 2025
Earliest date for decision:	13 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	08/07/25