

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251552
Site Address:	49 Barkham Ride, Finchampstead, Wokingham, RG40 4HA
Expiry Date:	1 September 2025
Site Visit Date:	31 January 2025
Proposal: Householder application for the proposed conversion front single- storey flat roof into pitched roof 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
010575	Proposed single storey rear extension to dwelling to form granny annexe.	Approved 25/07/01
250147	Pre-application advice for proposed outbuilding to the front of the dwelling.	Replied 21/02/25

CONSULTATION RESPONSES

Internal

WBC Highways: No comment

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: No objection, query why “unobstructed area for the storage of fire equipment and evacuation” has been shown on site plan. Officer response: The agent has confirmed it is shown just to show that there is space for this if necessary, not a material
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	planning consideration.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a detached bungalow. The houses situated along Barkham Ride is a variety of one and two storey dwellings. The material palette along the street is different from property to property, meaning there is no set characteristic of the street scene. All properties are built on a building line allowing for a decent setback from the footpath edge and road allowing for landscaping and parking provision.

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 change in roof form from flat to pitch would relate better to the main dwelling, given the roof tile materials, pitch and eaves are to match the existing. The main dwelling roof form is pitched, thus in keeping with the current characteristics of the main dwelling. The alteration would be minor and would be a complimentary design to the host dwelling and would not be an incongruent or dominant feature to the host dwelling. Therefore, such alteration would not harm the street scene.

Neighbouring Amenity:

The change in roof form would not have an adverse impact upon neighbouring amenities.

Highway Access and Parking Provision:

No highway impact is expected. The Highways have no comments for this proposal.

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, 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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	26 August 2025
Earliest date for decision:	28 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26/08/25

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
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1	Within Modest or Limited Development Locations
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2	Within Modest or Limited Development Locations
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3	Within All Development Locations
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Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
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1	Modest Development Locations	Finchampstead North
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Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
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1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone
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Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.
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Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
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1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
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Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
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1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind TurbineAviation
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1	All works exceeding 150 metres (492.1 feet)	YES YES
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Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1 Bat survey required for planning applications that involve roof modification or demolition. UQ1020 Ecology Officer, Green Infrastructure Team

2 Bat survey required for planning applications that involve roof modification or demolition. UR1019 Ecology Officer, Green Infrastructure Team

3 Bat survey required for planning applications that involve roof modification or demolition. UR1020 Ecology Officer, Green Infrastructure Team

4 Bat survey required for planning applications that involve roof modification or demolition. UR1021 Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Green Consult NatureSpace for Major developments only
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101054322201&es=11401&location=478988,165771 %20(IRZ%20polygon%20centre)
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Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
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1	Potentially Contaminated Land Consultation Zone	1
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Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
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1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019 Finchampstead Forested and Settled Sands
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Wards | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	Finchampstead Ward		0	m
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Parishes | Total count: 1

#	NAME	Closest	Approximate	Distance
1	Finchampstead CP	0	m	