

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252104
Site Address:	17 Kingsbridge Cottages, Nine Mile Ride, Wokingham, Wokingham, RG40 3LY
Expiry Date:	11 February 2026
Site Visit Date:	25 October 2024
Proposal: Householder application for the proposed erection for a two-storey side and rear extension, single-storey rear extension, plus alterations to fenestration.	

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

PLANNING HISTORY

Application No.	Description	Decision & Date
141559	Proposed erection of two storey side extension to existing end of terrace dwelling.	Approved: April 2015

CONSULTATION RESPONSES

Internal

WBC CIL – No comments
WBC Ecology – No objection subject to conditions

External

None

REPRESENTATIONS

Wokingham Without Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application property is a two-storey end-of-terrace dwelling located within the Kingsbridge Cottages estate, which comprises three terrace blocks situated along Nine Mile Ride, Finchampstead. The site lies within the designated countryside between the settlements of Finchampstead and Crowthorne; however, the wider surroundings form an established residential environment characterised by a predominantly linear pattern of development to both sides of the road.

Planning permission is sought for the erection of a two-storey side and rear extension, together with a single-storey rear extension.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

The application property occupies a generous plot, providing ample capacity for extension without resulting in overdevelopment. Although the proposal would increase the overall massing of the dwelling, the additions would remain broadly contained within the existing footprint and built form. The scale and siting of the extensions would also align with the established building envelope of the adjoining property (No. 16) and other end-of-terrace dwellings within the Kingsbridge Cottages estate.

Consequently, the scheme would avoid any undue encroachment into the surrounding countryside, with the additional built volume appearing proportionate to both the plot and its semi-rural context. The proposal would therefore maintain the area's existing character.

It is also material that a similar extension was previously approved at the site in 2015 (ref. 141559), under the same policy framework and with no substantive change in local character since that time. As such, there is no compelling justification to resist the development in principle.

Accordingly, the proposal is considered to comply with Policy CP11.

Character of the Area: The side element of the extension would be set back from the existing front elevation and lowered below the main ridge line, ensuring a clear hierarchy between the original dwelling and the addition. This subservience is an important design principle given the overall scale of the proposal. The extension would also present balanced proportions through its appropriate width, continuation of the existing roof form, and fenestration that reflects the style of the original windows. Collectively, these features reinforce the extension's subordinate appearance and demonstrate compliance with the Borough Design Guide.

Notwithstanding this, the reduction in the gap between the application property and No.16 must also be considered. Spacing between buildings is an integral component of the area's character, helping to maintain a sense of openness and avoid the perception of terracing between the terraces in this location. While the development would marginally diminish views of the mature trees to the rear, the remaining separation between the two dwellings is sufficient to prevent a cramped relationship and to retain the spacious qualities of the street scene.

As noted above, the scale and form of the proposed extension is comparable to other end-of-terrace additions within Kingsbridge Cottages. The development would therefore integrate comfortably with the established pattern of built form and cannot reasonably be regarded as out of keeping in this context.

The rear elements of the proposal, comprising the two-storey gabled extension and the single-storey flat-roofed addition, would have negligible visibility from the public realm and therefore raise no concerns in terms of their impact on the character of the area.

Overall, the development would result in an acceptable visual impact and is considered to comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The proposed development has been carefully designed to avoid harmful effects on neighbouring properties. The two-storey element of the rear extension is set in from the site boundaries, ensuring there would be no unacceptable overbearing impact or loss of light to adjoining occupants. Although the single-storey rear projection would increase the amount of built form adjacent to the neighbouring dwelling, it would not extend beyond the existing rear addition at No.18 and, given its modest height and depth, would not result in material harm.

With regard to outlook and privacy, the first-floor rear-facing French doors would afford only oblique views across neighbouring gardens and would not give rise to direct overlooking. The proposed first-floor side-facing window would serve a non-habitable room and therefore raises no amenity concerns. Additionally, the two rooflights would have an internal sill height exceeding 1.7 metres, preventing harmful views and ensuring that no loss of privacy would occur.

Ecology: According to the addendum letter, which supplements the preliminary roost assessment identifying the property as having 'low suitability' for bat roosts, the proposed two-storey extension at the western end of the dwelling would have no direct impact on the confirmed bat roost. The works require the removal of a small number of roof tiles at the western end, which is located a significant distance from the roost recorded at the eastern end of the roof near the chimney. WBC Ecology consider the

survey effort sufficient to conclude that, if undertaken in accordance with the recommended precautionary method of working, the proposals are highly unlikely to result in damage to or destruction of a bat roost. Under this precautionary approach, any disturbance caused is also considered highly unlikely to lead to temporary or permanent abandonment of the confirmed roost.

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:	Yes
Recommendation:	Approve
Date:	30 January 2026
Earliest date for decision:	9 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	3 February 2026

PLANNING CONSTRAINTS/STATUS

- *Countryside*
- *Bat Roost Habitat*