

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261344
Site Address:	1 The Village, Finchampstead, Wokingham, RG40 4JT
Expiry Date:	19 August 2026
Site Visit Date:	6 July 2026
Proposal: Householder application for the proposed erection of a single storey front extension to form a porch with canopy roof and erection of a single storey rear extension with a domestic flue, following demolition of the existing porch and detached outbuilding, plus changes to fenestration (Part-Retrospective).	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document

RELEVANT PLANNING HISTORY

None

CONSULTATION RESPONSES

Internal

WBC CIL- No response received

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

1 The Village is a two-storey semi-detached dwelling within the limited development location of Finchampstead. The Village is a residential street, with Finchampstead recreation ground opposite the property in question. The property has been extended through a side dormer and a small porch on the front elevation. Its neighbour, 2 The Village, is rendered in white and has had a small timber porch added in recent years. The Village is comprised of properties with a mix of white rendered frontages and traditional red brick styles.

Proposal:

The proposal is for a single storey front extension and a single storey rear extension following the demolition of the existing porch and detached outbuilding.

The detached outbuilding has already been demolished and therefore this application is part-retrospective.

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.

Design/Character of the Area:

Policy CP3(a) of the Core Strategy states proposals should be of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

R23 of the Borough Design Guide provides explicit guidance on extensions. For rear extensions, it states that:

- Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary
- Maximum eaves and ridge height should be no more than those of the existing property

In addition, for porches, it states that:

- Porches should generally project less than 2m forward of the building line

- Generally acceptable where the building is set back from the street frontage in a large plot

It also states that a gap should be retained between the building and the site boundary and this should be a minimum of 1m in width. This is echoed by R16.

It should be noted that the Borough Design Guide is a guide rather than hard policy requirements; ultimately each application will have to be assessed on its merits.

The single storey rear extension does not adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set on the boundary with the neighbouring property. But, given its proportionate scale and unimposing design, the extension would have an acceptable impact on the appearance of the dwelling and wider area. This is because its neighbour, 2 The Village, has a single storey rear extension of a similar scale situated on the boundary also.

The rear extension has a depth of just under 4m, so is in accordance with R23. As it is single storey, its eaves height is less than that of the main property. In addition, the front extension to form a porch is just over the 2-metre projection outlined in R23, but as it is situated on a substantially sized driveway it does not result in any identified material harm.

The proposed rear extension is single storey in nature and would not be visible from the public domain, and therefore the visual effect of the extension poses no harm to the character of the area.

The single storey front extension to form a porch is of an appropriate scale and material, also matching number 2 The Village which has a small timber porch with a pitched roof. The pitch roof would also be in keeping with the catslide formation on the existing dwelling. The existence of a porch historically and the improvement of the visual appearance and cohesion with a timber porch found at the adjoining property is considered to improve the character of the area and the duality of the pair of properties. Additionally, the applicant proposes to render their front elevation. Given the adjoining property is white rendered at the front, this element of the proposal would add to the cohesion between the semi-detached properties creating an enhanced profile. The sage green u-pvc would also not be out of place on the street which has properties with mixed fenestration types and colours.

A wood burner flue is positioned at the rear of the dwelling. R20 of the BDG (Borough Design Guide) states that the installation of domestic flues is a common and generally acceptable feature of residential development, provided that they are appropriately sited and proportioned to the host dwelling. In this instance, the flue is modest in scale, would be positioned at a functional location on the side elevation, and would not be visible

within the street scene. It would be seen largely against the rear of the host dwelling and would not materially detract from the character or appearance of the dwelling or the wider area.

Neighbouring Amenity:

Policy CP3(a) of the Core Strategy states proposals should not result in detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

R23 of the BDG states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. It also states that the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

Overlooking and Loss of Light:

The proposed single storey rear extension would extend 3.93 metres from the rear of the dwelling and would be single storey in nature. There would also be no windows proposed on the side elevations of the extension.

The two closest neighbours to the development would be adjoining neighbour no. 2 and Lavender Cottage. The extension would not project past the rear building line of no 2 due to that adjoining neighbour's rear extension. Lavender Cottage is set forward of the existing dwelling at the application site, and as such, the existing arrangement already likely causes a degree of overlooking/ loss of light due to this non-linear arrangement. As such, naturally, the proposed rear extension would go beyond the rear building line of Lavender Cottage. However, due to the modest scale of the extension and it being suitably set off from the boundary itself with that neighbouring dwelling, the development would not harmfully exacerbate or worsen this situation.

The single storey front porch would extend 2.1m from the front of the dwelling and would have a pitched roof with a maximum height of 3.9m. It would be 3.1m wide. The pitched roof is set approximately 3.4m from the boundary with no. 2 and would be composed of timber pillars rather than solid brick walls. The porch would also be located substantially away from the boundary with Lavender Cottage.

Therefore, the proposal would not result in harmful overlooking or loss of light concerns for either immediate neighbour.

Overbearing:

To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extension should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set on the boundary with the neighbouring property No. 2, but an eaves height of 2.6 metres raises no concerns on neighbouring amenity terms relating to the issue of overbearing. This is especially because the neighbouring property has also been extended with a ground floor and first floor rear extension of the same depth, which mitigates any harm from this proposal. In addition, the front porch is over 2m from the boundary and has an eaves height of 2.5m. Due to the proximity away from Lavender Cottage, there would not be concerns that the modest extensions would result in overbearing impacts, despite the rear projection going past the rear building line of this neighbouring property.

Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion the implementation of a rear extension measuring 3.93 metres in depth does not conflict with this guidance as garden space of approximately 40m remains.

Highways:

Policy CC07 of the MDD states that development should retain an overall suitable level of parking. Parking provisions are set out in Appendix 2 of the MDD.

The proposed site plan shows 4 parking spaces accommodated on site which is more than sufficient for a 3 bedroom dwelling. From a visual appreciation of the site frontage, Officers also consider that suitable off-street parking will be retained despite the proposed porch.

Ecology

Policies CP7 and TB23 seek to protect biodiversity.

Both bats and Great Crested Newts are protected species.

The application site is situated in an area for bat roosting potential. A preliminary roost assessment was submitted on 24.06.2026 which outlined that the development proposals will avoid directly impacting on bats and their roosts. As there would be no demolition to the main house, or modification to the main roof, no further bat survey is required to accompany this application.

The site is also in a red zone for Great Crested Newts. This is the zone where there is the greatest likelihood for newts to be found. However, in accordance with guidance from NatureSpace, this site is in a location that does not require consultation with NatureSpace for householder scale development, despite being in the red zone

Accordingly, no harm to protected species is anticipated.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore 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:	13 August 2026
Earliest date for decision:	15 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	13/08/26

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	Limited Development Locations	Finchampstead

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

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

2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use
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Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 90 metres (295.3 feet)	YES	YES

Aerodrome Safeguarding: Odiham Consultation Zone | Total count: 2

#	CRITERIA
1	Consultation required for any building structure or works exceeding 91.4m in height above ground level
2	Consultation required for developments that involve flying activities including gliding, micro-light aircraft and hang-gliding sites

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UU1144	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UU1145	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UU1147	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	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
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Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000432000&notes=11401&location=480059,163550%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Pastoral Sandy Lowland

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Finchampstead Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
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1	Finchampstead CP	0 m
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