

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252723
Site Address:	412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA
Expiry Date:	3 February 2026
Site Visit Date:	6 January 2026
Proposal: Householder application for the proposed single storey side rear extension plus changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
250474	Householder application for the proposed erection of a replacement garage and storage.	Approve 30 May 2025
232061	Householder application for the proposed erection of part single part two storey front extension, two storey side extension, part single part two storey rear extension, plus changes to fenestration to include 3no. dormers and front gable following demolition of existing garage.	Withdrawn 22 December 2023
241009	Householder application for proposed part single part two storey front extension with 2 No dormers and erection of front porch. Followed by two	Approve 19 November 2024

	storey side extensions, two storey rear extension with changes to fenestration following the demolition of the existing garage and chimney.	
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CONSULTATION RESPONSES

Internal

WBC Highways- No Objection.

WBC Landscape and Trees- No Objection subject to Conditions.

WBC CIL – Advice provided.

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections received from Finchampstead Parish Council
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site comprises an extended (250474) two-storey, detached dwelling on the west side of Wokingham within the modest Development Location of Finchampstead North. Positioned on Finchampstead Road, the property benefits from good access to local amenities and transport links. The generous plot offers potential for expansion while maintaining privacy, and the surrounding area is predominantly residential with a mix of detached and semi-detached homes.

The proposal seeks to construct a single storey side and rear extension, together with alterations to the existing fenestration. The proposal aims to extend the family/dining area including the implementation of four rooflights and 2no. bi-fold doors with glazed windows. It is noted that the proposed ground floor plan of the dwelling is identical to that approved under 250474, with the exception of the omission of the garage.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposed rear/side extension will infill the space between the main dwelling and the existing boundary wall, leaving a sufficient gap between the extension and the boundary which prevents any perceived terracing effect. The extension will include a door and windows on the side and rear elevations, as well as four rooflights.

The surrounding dwellings on Finchampstead Road are predominantly detached homes set on large plots, with varied forms and layouts that do not strictly follow building lines. Several properties along the road have previously been granted planning permission for side and rear extensions, which in part inform the character and appearance of the area. The proposed extension at 412a Finchampstead Road is therefore in keeping with the established streetscape and does not appear out of place in compliance with CP1 and CP3 of the Core Strategy and the Borough Design Guide.

The proposed extension will use materials to match those of the existing dwelling bar the more modern fenestration to the rear elevation. This is secured by planning condition.

Neighbouring Amenity:

Overlooking:

The side elevation includes a new window; however, due to the considerable spacing between dwellings in excess of Borough Design Guide requirements (which stipulate 1 metre flank to boundary) and the single-storey nature of the extension, it does not directly face any neighbouring windows.

A door is also proposed on the rear elevation which provides similar outlook to the existing rear of the property. Rooflights will be implemented and as the extension is single storey, they do not overlook neighbouring private amenity areas. Therefore, the proposal raises no concerns regarding overlooking or loss of privacy.

Loss of Light and Overbearing:

The proposed rear/side extension of the dwelling continues from the existing extension. The extension will be approx. 2.41m in height, 5.27m in length and 3m in width and will include a new door and window. Due to its modest size and location, the proposal will not result in any overbearing impact or loss of light to neighbouring properties.

Highway Access and Parking Provision:

The number of habitable rooms remains unchanged, and the proposed rear extension does not increase the number of habitable rooms within the dwelling. The existing driveway and parking spaces will be retained. Direct access to the rear garden will be maintained following the demolition of the existing garage, and no adverse impacts on cycle storage are anticipated.

Amenity Space:

Due to the limited scale of the proposed extension, there will be minimal loss of amenity space. The extension infills an existing gap adjacent to the dwelling and boundary and therefore does not materially reduce the usable rear garden area. The remaining garden space is consistent with the Borough Design Guide (BDG), which states that *“the Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.”* Following the development, the rear amenity space will measure approximately 33 metres in length, ensuring a substantial and usable garden area remains in full accordance with the BDG.

Flooding and Drainage:

The site is not located in a flood zone and is identified as being at low risk of surface water flooding. Therefore, no drainage conditions have been imposed.

Landscape and Trees:

The site contains multiple protected trees covered by Tree Preservation Order (TPO) 1278/2008, including T4, which is closest to the proposed extension.

An Arboricultural Impact Appraisal and Method Statement (dated 31st October 2024) and a supplementary letter from Barrell Tree Consultancy (10th February 2025) have been submitted.

The Wokingham Borough Council landscape officer raised no concerns, noting that the compacted sandy soil limits tree rooting activity and that the additional trench foundations for the extension within the RPA of T4 are unlikely to have a detrimental impact. Tree protection fencing and ground protection, as shown on the Tree Protection Plan 23116-6 approved under application 241009, will remain in place during construction.

Ecology:

The site is located within an area identified as having bat roost potential. As the proposal does not involve any works to the roof of the property, the development is unlikely to have any impact on bats or their roosting habitats and thus express mitigation via the planning process is not required.

Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with the Development Plan.

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:	
Date:	9 January 2026
Earliest date for decision:	1 January 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	28.01.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 Modest Development Locations Finchampstead North

Green Infrastructure Routes Consultation Zone | Total count: 1

1 Green Route

Risk of Flooding from Surface Water | Total count: 8

<i>1</i>	<i>Environment Agency Surface Water Flood Zones</i>	<i>1 in 100 year risk extent</i>
<i>2</i>	<i>Environment Agency Surface Water Flood Zones</i>	<i>1 in 100 year risk extent</i>
<i>3</i>	<i>Environment Agency Surface Water Flood Zones</i>	<i>1 in 100 year risk extent</i>
<i>4</i>	<i>Environment Agency Surface Water Flood Zones</i>	<i>1 in 1000 year risk extent</i>
<i>5</i>	<i>Environment Agency Surface Water Flood Zones</i>	<i>1 in 1000 year risk extent</i>
<i>6</i>	<i>Environment Agency Surface Water Flood Zones</i>	<i>1 in 1000 year risk extent</i>
<i>7</i>	<i>Environment Agency Surface Water Flood Zones</i>	<i>1 in 1000 year risk extent</i>
<i>8</i>	<i>Environment Agency Surface Water Flood Zones</i>	<i>1 in 1000 year risk extent</i>

1 Bat survey required for planning applications that involve roof modification or demolition.
VS1052 Ecology Officer, Green Infrastructure Team

2 Bat survey required for planning applications that involve roof modification or demolition.
VS1053 Ecology Officer, Green Infrastructure Team

3 Bat survey required for planning applications that involve roof modification or demolition.
VV1054 Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

1 Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only

Water Utility Consultation Zones | Total count: 1

1 Water Utility Consultation Zone South East Water Supply Area New dwellings

Landscape Character Assessment 2019 | Total count: 1

1 Landscape Character Assessment 2019 Finchampstead Forested and Settled Sands

Tree Preservation Orders Served or Confirmed | Total count: 8

<i>1</i>	<i>TPO-1278-2008</i>	<i>Group</i>	<i>Confirmed</i>
<i>2</i>	<i>TPO-1278-2008</i>	<i>Group</i>	<i>Confirmed</i>
<i>3</i>	<i>TPO-1278-2008</i>	<i>Single</i>	<i>Confirmed</i>
<i>4</i>	<i>TPO-1278-2008</i>	<i>Single</i>	<i>Confirmed</i>
<i>5</i>	<i>TPO-1278-2008</i>	<i>Single</i>	<i>Confirmed</i>
<i>6</i>	<i>TPO-1278-2008</i>	<i>Single</i>	<i>Confirmed</i>
<i>7</i>	<i>TPO-1278-2008</i>	<i>Single</i>	<i>Confirmed</i>
<i>8</i>	<i>TPO-1278-2008</i>	<i>Single</i>	<i>Confirmed</i>