

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251424
Site Address:	14 Birch Road, Finchampstead, Wokingham, RG40 3LB
Expiry Date:	12 August 2025
Site Visit Date:	26 June 2025
Proposal: Householder application for the proposed single storey rear extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest development location (Finchampstead North)
Landscape Character Assessment Area

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Finchampstead Neighbourhood Plan

PLANNING HISTORY

No relevant Planning History.

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	The Parish Committee resolved to raise no objection to this planning application.
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

14 Birch Road is a chalet bungalow with dormers in the village of Finchampstead which is defined as a modest development location within Wokingham Borough. Birch Road is made up of a variety of bungalows on one side of the road and on the other side of the road there are chalet bungalows. The chalet bungalows sit back from the road with verdant long driveways. The majority of the bungalows have attached side garages and long rear gardens.

The host dwelling is made out of brick and has a tiled roof. There are two dormers on either side of the roof. The property has access to a long rear garden, attached side garage and long driveway with a verdant front garden.

Proposal:

The application is for the proposed single storey rear extension and changes to fenestration.

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 and Character of the Area:

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.

Rear extension:

In the Borough Design Guide (BDG) 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. In this case the rear extension measures 4.20 metres long and is more than four metres from the main rear wall and therefore does not comply this aspect of the BDG. However, the 0.2m above the recommended 4m is not considered to cause

detrimental harm in design terms due to being a modest additional depth and the extension only covering a portion of the rear elevation

Also, for rear extensions the BDG states that the maximum eaves and ridge height should be no more than those of the existing property. The maximum eaves height of the proposed rear extension measures 2.50 metres whilst the maximum eaves of the existing property is 3.35 metres and is less than those of the existing property and therefore meets this set criteria of the BDG. The ridge height of the proposed rear extension measures 3.90 metres whilst the ridge height of the existing property is 5.50 metres and is less than those of the existing property and therefore meets this aspect of the BDG.

Another set criteria of the BDG for rear extensions are that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The eaves height of the proposed single storey rear extension measures 2.50 metres and is less than 3 metres within 2 metres of a side boundary and therefore meets this aspect of the BDG.

In terms of materials the existing house is made out of red brick. The proposed single storey rear extension will be constructed out of red brick as well. The roof of the existing house is made out of red tiles. The proposed rear extension's roof will be made out of red tiles as well. The windows of the existing house are made out of white uPVC. The proposed rear extension windows will also be made out of white uPVC. The existing doors of the property are also made out of white uPVC. The proposed doors of the rear extension will also be made out of white uPVC. Furthermore, the hanging tiles from the front elevation would be removed. The materials should match the existing house or be as close as possible to the existing house and these will be secured via a condition.

There have been similar applications for rear extensions in the area. No. 2, 8 and 16 Birch Road, Finchampstead have had similar applications for rear extensions (WBC Refs. 970421, 221134 and 020469) approved and implemented. This shows other houses in the area have had similar applications approved and as such would not be out keeping with the character of the area.

Overall, in terms of design it complies with most of the criteria of the BDG in a number of respects. The proposed single storey rear extension would not have any detrimental effect on the existing street scene and character of the area due to being at the rear of the property. The proposal is deemed acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have any detrimental effect on the amenities of adjoining land users. In the BDG the primary consideration for rear extensions is its impact upon neighbours.

Overlooking:

For rear extensions, 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. The proposed single storey rear extension will not include the addition

of any new windows at first floor level due to the proposed rear extension being single storey.

The proposed development will include changes to fenestration. At the front there will be an erection of a small window at first floor level looking out into the driveway and front garden. On the eastern side elevations of the house there will be the addition of a new door to gain access into the garden. On the western side of the house the two existing side windows will be replaced with two new side windows which are at ground floor level. These will not result in overlooking to the adjacent neighbours owing to the boundary vegetation. At the rear of the house, the existing windows will be replaced with larger bifold doors out into the garden. One of the existing windows will be blocked up with bricks. In addition, the existing rear window will be replaced with a new rear window where the proposed rear extension will be. The proposed rear extension will also include the addition of a new door and window on its side elevation. None of these fenestration changes are considered to result in overlooking concerns to neighbours at the rear owing to their positioning at ground floor level and the substantial garden meaning there would be a good separation distance to avoid any overlooking concerns.

Loss of Light:

To assess any potential impacts on neighbouring daylight, 45-degree horizontal line tests were taken from the centre of both adjoining neighbour's closest habitable rooms. The line was not breached from the adjacent neighbour at no. 12 or no. 16 Birch Road, Finchampstead. Therefore, a vertical loss of light test is not needed in this instance and there will be no substantial loss of light to either neighbour.

Overbearing:

The proposed single storey will project past the rear building line of both the adjacent neighbours. However, owing to the extension being single storey, an acceptable height, being set off both side boundaries in excess of 1.5m and the neighbouring properties also being set off the boundaries, there would not be overbearing concerns to either neighbour.

Amenity Space:

The existing rear garden measures 39.30 metres in depth and the proposed rear extension measures 4.20 metres in depth. Therefore, the remaining amenity space will be 35.1 metres in length. This is similar garden space than other properties along Birch Road, Finchampstead and overall considered a sufficient level of amenity space would be retained.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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 subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials specified
Date:	21 July 2025
Earliest date for decision:	8 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21/07/25