

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252708
Site Address:	25 Merryweather Close, Finchampstead, Wokingham, RG40 4YH
Expiry Date:	1 January 2026
Site Visit Date:	18 November 2025
Proposal: Householder application for the proposed erection of a single storey rear extension(Part-Retrospective).	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
24330	Outline	02/12/87 Appeal Allowed
32365	Erection of 160 houses, 24 flats and 4 bedsitters-outline application 24330	19/01/89 C/A
34811	Erection of 44 detached dwelling (3 or 4 bedrooms)	18/01/90 C/A

34861	Erection of 35 x 4 bedroom detached houses and 9 x 3 bedroom detached houses	18/01/90 C/A
101134	Application for Variation to condition 4 of Planning consent 34861 for the conversion of garage to habitable accommodation	Approved July 2010
252146	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.	Refused November 2025

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council poses no objection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to a single storey rear extension (part-retrospective) which is a small structure in the rear of the garden. The site is located in an established residential development in Finchampstead, Wokingham. The surrounding area is characterised by detached properties that are similar in design and appearance.

Planning History:

This application site has had previous planning applications submitted. Application 101134 (submitted in May 2010) consisted of a variation to condition 4 of Planning consent 34861 for the conversion of garage to habitable accommodation. Application 252146 then followed in (September 2025) consisted of a certificate of lawfulness for the proposed erection of a single storey rear extension. This was refused as planning permission was required in order to proceed with the extension.

Proposal:

The application poses the erection of a single storey rear extension. (Part retrospective). This extension is to facilitate an open plan kitchen/diner. As the extension is retrospective, the construction has already commenced.

The single storey rear extension would be approx. 3.59m in length, 8.04m in width and 3.71m in height. The proposal would include 3 rooflights and a small window and bi-folding door along the rear elevation for the kitchen/dining room.

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:

Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Merryweather Close and the surrounding estate comprises detached two storey dwellings which have similar architectural style with varying forms. Throughout Merryweather close, there are various examples of single storey rear extensions which do not have an impact on the street scene.

The proposed extension will be positioned to the rear of the dwelling and is situated within the existing rear garden. The extension will not compromise the street scene of Merryweather Close as there are several examples of rear extensions that have no detrimental impact on the character of the area.

The design of the single storey rear extension consists of a flat roof extension with 3No roof lights, bi folding doors and additional fenestration. As aforementioned there are many examples of rear extensions throughout this development, therefore, this proposal does not cause any concern to the street scene. Moreover, this proposal will utilise materials that will relate well and match to the existing property.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

The proposed extension is single storey and modest in scale and the development will have an acceptable impact on neighbour amenity in terms of loss of light, overlooking or overbearing.

Flooding and Drainage:

The development is situated within Flood Zone 1, the rear extension will be in an area that experiences low risk surface water flooding. The Council's Drainage Officer has reviewed this application subject to a condition that no construction shall take place until details of the drainage system for the site have been submitted to and approved by the LLFA. This is considered to be unnecessary given the scale of the extension and the fact the extension is outside of the higher areas of surface water flooding.

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/No/Not required
Recommendation:	
Date:	11 December 2025
Earliest date for decision:	27 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.12.2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant