

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251556
Site Address:	Four Winds, The Ridges, Finchampstead, Wokingham, RG40 3SY
Expiry Date:	29 August 2025
Site Visit Date:	16 July 2025
Proposal: Householder application for the proposed erection of a single storey orangery rear extension and changes to fenestrations	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE6 – Valued landscapes
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site relates to a two-storey dwelling in Finchampstead.

Proposal:

This application seeks permission for the erection of a single storey rear extension measuring approx. 7.2m in width, 5.8 in length and 3.81 in height, along with changes to fenestrations.

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.

Principle- Countryside:

The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

The policy goes on to state 7 exceptions where development will normally be permissible in the countryside. Exception 4 of CP11 focuses on residential extensions and states:

In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

As such, it needs to be assessed as to whether the proposal would comply with the above to help understand if the development would be in keeping with the character of the countryside area.

Para 8.5.4 of the Borough Design Guide, which focuses on extensions and additions states that guidance on replacement dwellings in the countryside is also applicable. Here, it gives a 50% increase in volume as being a benchmark figure.

The proposed development represents an addition of 12.62% onto the original dwelling, which is considerably below the 50% benchmark figure. This proposed addition does not result in inappropriate increases in the scale, form or footprint of the original building existing dwelling and it would not have any adverse impact upon the countryside. The proposal is therefore considered compliant with policy CP11 in this respect and therefore, in principle, the development is acceptable.

Character of the Area:

The proposed extension will create an open plan family room and dining area. The proposed extension will measure approx. 7.2m in width, 5.8 in length and 3.81 in height (2.37m eaves height). The extension will not project beyond the rear building line and will infill the gap between the existing living room and study room.

Red brickwork will be used to match the existing dwelling, the extension also proposes 4 large windows facing out to the rear garden, 2 large side windows and a new set of patio doors for access to the rear garden. Proposed fenestration will be timber, double glazed units and doors, these will differ from the existing dwelling, however as they are at the side and rear of the dwelling, they will not be seen from the street scene. As a result, having no impact on the character of the area and are acceptable. The roof will have a part pitched formation using red and brown tiles to match the existing roof.

Other fenestration changes include the replacement of the eastern side window with a door to serve the utility room and the replacement of the existing double doors on the rear elevation with 4 small windows and a single door to serve the kitchen and utility room. Each change will have minimal impact on any neighbours and are therefore acceptable.

The Borough Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- *Rear extensions should not project more than 4 meters 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.*
- *The eaves height of a single storey extension should not exceed 3m within 2m of a side boundary.*

The rear extension will project out by approx. 5.8 meters, although this exceeds the BDG guidance for how far a rear extension should project, it can still be deemed acceptable. The extension will align with the existing rear wall of the dwelling and will infill the existing gap on the rear elevation. As well as this, the proposal will lie 6.9 meters away from the side boundary with 'Windsmoor House'. This is enough of a distance between the boundary for the rear extension to not have significant impact on the neighbouring property. The development is also single storey therefore there will be little loss of light impact to either neighbour (this will be further assessed in the report) making the extension acceptable.

The eaves height of the development is 2.37 meters and does not exceed the height of the existing dwelling, overall making the proposal modest and in compliance with the BDG in terms of shape, size and design.

Within the vicinity of the application site there are multiple examples of rear development, suggesting the proposal is not out of character for the area. Furthermore, as the development is at the rear of the property, it will not be visible from the street. As such, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

Due to the development being single storey there is little concern of overlooking. The rear elevation fenestration doesn't pose any significant concerns of overlooking as they will face the private rear garden which has a substantial length of over 200m.

The proposal does propose one side window on the western side elevation facing 'Windsmoor House' there is a 6.9m distance between the window and the side boundary on ground level. This is enough of a distance to reduce any chance of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of 'Windsmoor House' and 'Lindridge House'. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The proposal is single storey and modest in terms of shape and size therefore there are no concerns of overbearing.

Highway Access and Parking Provision:

The applicant proposes to increase the numbers of habitable rooms from 8 to 9. The existing driveway and garage will be retained.

According to the WBC Car Parking Standards, the development of such scale in Village location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retained three driveway parking spaces are sufficient to meet the council's parking requirement, which are acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conclusion:

Subject to conditions, this application is acceptable and therefore 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, 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
Date:	26 August 2025
Earliest date for decision:	25 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26/08/25

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

- 1 Countryside

Bat Roost Habitat Suitability | Total count: 5

- 1 Bat survey required for planning applications that involve roof modification or demolition

Landscape Character Assessment 2019 | Total count: 1

- Landscape Character Assessment 2019 Finchampstead Ridges Forested and Settled Sands

Wards | Total count: 1

- 1 Finchampstead Ward

Parishes | Total count: 1

- 1 Finchampstead CP