

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261571
Site Address:	18 Foxcote, Finchampstead, Wokingham, RG40 3PE
Expiry Date:	30 August 2026
Site Visit Date:	22 July 2026
Proposal: Householder application for the proposed single storey front extension following demolition of existing porch, two storey side extension following demolition of existing garage, including extension of existing dormer windows, single storey rear extension and re-landscaping to front to provide additional off-street parking.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES	
Internal	
WBC Drainage – No objection subject to a condition WBC Ecology – No comments	
External	
None	

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

APPRAISAL

Context: The application proposes a range of extensions and alterations to the existing detached dwelling, including a two-storey side extension, single-storey front and rear extensions, extension to the existing dormers and reconfiguration of the frontage to provide additional parking. The host dwelling is located within an established residential area characterised by detached and semi-detached properties of varying forms, scales and designs.

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: The proposed two-storey side extension would represent a notable addition to the existing dwelling. This increase in bulk would be amplified by the fact that the extension would not be set down from the ridge line of the host dwelling nor set back from the principal elevation, which are design approaches typically encouraged within the Borough Design Guide (BDG) to provide a clear distinction between original buildings and later additions.

Notwithstanding this conflict, the BDG is guidance rather than a rigid requirement, and each proposal must be assessed on its individual merits. In this instance, the particular characteristics of the host dwelling, most notably its steeply pitched roof and low eaves line, are such that a more overtly subservient extension would appear visually unbalanced. The proposed design allows the extension to integrate more cohesively with the existing building by continuing its architectural form. Accordingly, whilst the proposal does not strictly follow the guidance relating to set-down and set-back arrangements, the flush design approach is considered acceptable in this specific context.

The application site is also characterised by an irregularly shaped plot that narrows towards the frontage and widens significantly to the rear. As a consequence, the proposed side extension adopts an angled alignment relative to the existing dwelling. Whilst this is an unusual design response and has the potential to appear somewhat contrived in isolation, it must be assessed within its wider context. Similar angled forms of development can be observed at Nos.24 and 26 Foxcote, reflecting the constraints presented by the shape and orientation of plots within this part of the street. Furthermore, the dwelling is set well back from the public highway, limiting its visual prominence within the street scene and reducing the perception of the angled form. In these circumstances, the design is considered a necessary response to the site's specific constraints and is acceptable.

The development would reduce the existing gap between the application property and No.20. Whilst spacing between dwellings makes an important contribution to the spacious suburban character of the area and helps avoid a terraced appearance, it is evident that a number of properties within Foxcote have been extended to the side, resulting in an evolved pattern of development. In any case, a meaningful gap would remain and therefore would not result in a harmful terracing effect or appear out of keeping with the established character of the street.

The proposed single storey front and rear extensions would comprise modest additions that would integrate appropriately with the host dwelling. Such forms of development are commonplace within the surrounding area.

The proposed alterations to the frontage would result in the loss of a proportion of the existing grassed area in order to facilitate additional off-street parking. Whilst the loss of soft landscaping would be unfortunate, it is acknowledged that the widening of the parking area is necessary to serve the enlarged dwelling. Importantly, the proposal would not result in the complete loss of the front garden, with a section of grassed landscaping retained. This retained soft landscaping would continue to make a positive contribution to the green infrastructure in Foxcote.

Taking all matters into account, the proposed extensions are considered proportionate to the host dwelling and would represent a logical development of the property. Whilst certain aspects of the design depart from typical BDG guidance, the proposal responds appropriately to the site's unique characteristics and would not result in harm to the character or appearance of either the host dwelling or the wider street scene. The development is therefore considered to accord with Policies CP1 and CP3.

Neighbouring Amenity: The proposed openings created through the enlargement of the existing dormers would broadly replicate the outlook of existing first-floor windows and, as such, would not give rise to any additional overlooking concerns.

Owing to the separation distance between the proposed two-storey side extension and No.16, it is not considered that the development would result in any undue loss of light or overbearing impact.

The proposed single storey rear extension would increase the extent of built form adjacent to the shared boundary with No.20 by approximately 3 metres. Given its single storey scale and limited projection, the extension would not appear result in a harmful loss of light or sense of enclosure to the adjoining property.

Flooding and Drainage: WBC Drainage has requested further details to be submitted prior to the commencement of development. However, given that the site is located within Flood Zone 1 and the proposal is of a relatively modest scale, this requirement is not considered proportionate. As such, it has not been secured by condition.

Ecology: The submitted Preliminary Bat Roost Assessment concludes that the proposed development would not result in adverse impacts upon bats or their roosting habitats. On this basis, it advises that no further bat surveys are required in support of the application.

Conclusion: For all the above, the proposal is acceptable and the application 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:	19 August 2026
Earliest date for decision:	1 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19 August 2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Finchampstead*
- *Bat Roost Habitat*