

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251729
Site Address:	371 Finchampstead Road, Finchampstead, Wokingham, RG40 3JU
Expiry Date:	12 November 2025
Site Visit Date:	27 October 2025
Proposal: Householder application for the proposed erection of a single storey front, side, and rear extension with associated alterations to the main roof to facilitate a loft conversion incorporating front, rear, and side dormer extensions, together with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Green Route
Tree Preservation Orders
Scale and Location of Development Proposals – Modest Development Location – Finchampstead North

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)	CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
462/54	Bungalow	Approve 13 th July 1954
1126/71	Front extension and insertion of 1 no. roof dormer; and insertion of 1 roof dormer to the side elevation.	Approve 28 th October 1971

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Landscape and Trees – No Objection
WBC Ecology – No Comment

External

N/A

REPRESENTATIONS

Parish/Town Council	Object on the grounds of overdevelopment and an overbearing impact in terms of both size and design, contrary to Policy D3, 1b of the FNDP. The Committee also expressed concerns regarding loss of light to the neighbouring property. <i>Officer comment:</i> Finchampstead Neighbourhood Development Plan (FNDP) Policy D3: Infill, Small Plot Development and Development of Private Residential Gardens Section 1b: A layout which integrates with existing landscape features and the surrounding area, with regards to the built-up coverage of each plot, building line(s), rhythm of plot frontages and parking areas, especially in those locations listed in Annex I Roads with “Rides” Characteristic. The FNDP also states that the low-density pattern of detached houses lining the historic ride is a key characteristic of the landscape. <i>Officer comment: These issues are dealt with in the Character of the Area section and Neighbouring Amenity Section of this report below.</i>
Ward Member(s)	No comments received.
Neighbours	One neighbour response received: The new roofline, positioned closer to the boundary, will block sunlight to the sitting room of no. 369, especially during winter. There is limited refracted light through a conservatory, and the dormer window design worsens this issue. A sunlight impact drawing has not been provided.

	<i>Officer comment: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments and is discussed in the main report.</i> • The new dormer windows will directly overlook the conservatory, sitting room, kitchen, patio, and garden at no. 369, compromising privacy. Currently, no upstairs windows overlook the property. <i>Officer comment: The impact of the development on privacy to neighbour amenity is discussed in the main report.</i> • The proposed extension and increased roof height will make the neighbouring smaller chalet bungalow feel dwarfed and enclosed between larger properties. <i>Officer comment: The roof maximum height of the existing dwelling will remain the same. The visual impact of the development on neighbour amenity is discussed in the main report.</i> • The neighbour suffers from Seasonal Affective Disorder (SAD), and further loss of light could worsen his condition. <i>Officer comment: Loss of light is a material consideration that has been assessed in the Neighbouring Amenity section of the report below.</i>
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APPRAISAL

Site Description:

The site is a detached chalet bungalow in the residential area of Finchampstead North and on a Green Route. The dwelling is set back approximately 20m from the road and partially screened from the public realm by boundary vegetation. There is a driveway for off street parking. There are protected oak trees (TPO-1289-2009) located on highway land forward of the front boundary three rail wooden fence.

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.

Proposal:

Single-storey front, side, and rear extension with associated alterations to the main roof to facilitate a loft conversion incorporating front, rear, and side dormer extensions, together with changes to fenestration.

The front elevation of the extension will measure 3.8m in width and be located approximately 0.6m forward of the principal elevation. It will facilitate a garage that will measure 4.6m in height to the top of the pitch roof and 2.3m to the top of the eaves. The front porch extension will measure 2.4m in width, 3.8m to the top of the pitch and will be approximately 1.5m forward of the principal elevation. The side wall of the extension will measure 16.6m in depth from front to back. The rear wall will measure approximately 3.5m in width.

The part sloping/part flat roof will facilitate front, rear, and side dormer extensions. The maximum roof height will remain the same and be approximately 6.2m. The flat roof surface will measure approximately 3.5m in width.

The 4 no. dormer extensions will be set down and set in from the main roof by approximately 1m. The rear dormer will measure approximately 5.3m in width, 1.7m in height and depth and have 2no. windows. The front dormer will measure approximately 1.5m in depth and width and have 2no. windows. The south facing side dormer extension will measure 7m in width, approximately 2.3m in height, 2.3m in depth, and have 3 no. windows. The north facing side dormer extension will measure 3.3m in width, 2m in height, 2m in depth and have 1 no. window.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is verdant with wide grass verges, trees and shrubs that partially screen views of detached bungalows and houses from the public realm. Properties either side of the application site are set well back from the road in generous front gardens. Properties opposite have open plan front gardens that are also screened from this section of the highway by a wide grass verge and tall vegetation.

In this case the maximum eaves height and ridge height would not exceed that of the existing property. The front porch extension would project forward of the building line by 1.5m and the side extension would protrude by 0.6m. The front dormer and side dormer extensions would be set down and set in from the main roof line by approximately 1m. The separation distance of the side wall of the extension and the

boundary would be approximately 0.9m and the maximum height of the eaves would be approximately 2.6m. Furthermore, the development would be partially screened from the public realm by mature oak trees forward of the front boundary and would be set back approximately 19m from the highway. The roof height would not be increased, and the maximum eaves height would be lower than 3m where the separation distance of the side wall is 0.9m from the side boundary. Furthermore, adequate off-street parking would be provided in line with the Appendix 2 of the Local Plan Parking Guidelines.

Therefore, the rhythm of buildings and gaps between them along the street frontages would not disrupt the building line or rhythm of plot frontages along this stretch of Finchampstead Road and would not significantly harm in relation to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy and Policy D3 of the Finchampstead Neighbourhood Development Plan.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The south facing dormer extension would have 2 no. additional windows serving a bathroom and an ensuite and the windows would be conditioned to be obscure glazed and non-opening below 1.7m of the internal floor level. The third window to the bedroom would replace an existing window. The 1 no. window to the north facing dormer extension would serve a bathroom and would also be conditioned to be obscure glazed and non-opening below 1.7m of the internal floor level. The rear dormer extension would have 2 no. windows serving bedrooms. The windows would not overlook habitable rooms, they would be set back from the side boundary with no. 373 and in line with the rear wall of the conservatory of no. 369. Furthermore, they would be set approximately 3.5m from each side boundary and only afforded restricted oblique views of neighbouring gardens. Therefore, there would not be a significant increase in overlooking.

Loss of Light: The 45-degree angle test is advocated within the *British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. Figure 1 shows that the horizontal 45-degree angle test would be marginally breached, and Figure 2 shows that the vertical 45-degree angle test would be complied with in relation to the nearest habitable window and conservatory at no. 369. Figure 3 shows that the 25-degree angle test would be complied with in relation to the dormer window at no. 369. Furthermore, the rear garden is west facing, and the conservatory would continue to receive sunlight for much of the day. The small ground floor side window at no. 369 is screened by a hedge and tall fence approximately 1.8m in height and can only be afforded limited protection as it is borrowing light across the application site.

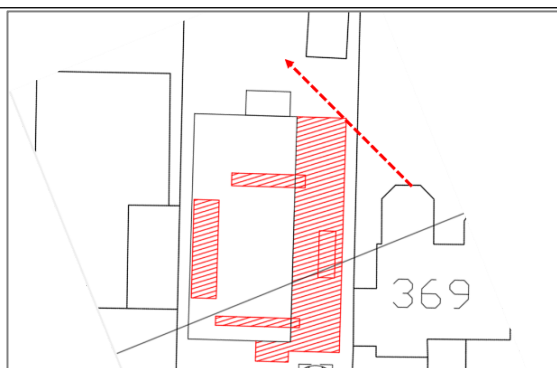


Figure 1 Horizontal 45-degree angle test

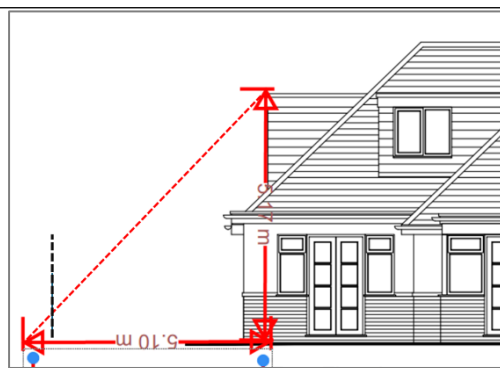


Figure 2 Vertical 45-degree angle test

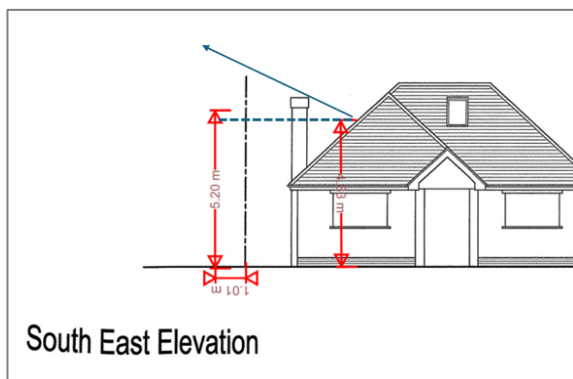


Figure 3 25-degree angle test

In relation to number 373, the south facing dormer extension would be set back from the rear wall and the horizontal 45-degree angle test would be complied with in relation to the nearest habitable room on the rear elevation and there are no windows to the neighbouring side elevation.

Therefore, there would be no significant overshadowing because of this proposal. Furthermore, rear gardens are west facing and the conservatory at no. 369 would continue to receive sunlight for much of the day.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the layout and design must have a balanced response to the local context in terms of provision of external space. In this case, the rear extension does not project beyond the existing rear wall; the front extensions do not project significantly forward of the principal elevation and the property is set in a large front garden. The 4 no. dormer extensions create a balanced roof design; and are set in and set down from the roof line and the roof would not be increased in height. The side wall of the extension is approximately 0.9m from the boundary and the eaves height is less than 3m. Therefore, the proposal would not be overbearing to neighbour amenity given that they have access to open private space at the rear.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision:

The Highways Officer raises no objection and has commented: *"The total numbers of habitable remain unchanged as 7. A garage of dimensions 6.2m x 3.1m is proposed, which counts towards 0.5 parking provisions. Three driveway parking spaces are*

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

The proposed driveway and garage provision can meet the council's parking requirements by utilising the existing dropped crossing, which are acceptable. No negative impacts on abilities for cycle storage are expected, which is acceptable."

Landscape and Trees:

The Tree and Landscape officer raises no objection and has commented: *"The Oak trees to the front of the site are protected by a TPO (1289/2009). These trees will not be impacted by the proposed extensions and alterations to the dwelling. It is also noted that there will be no changes to the existing parking arrangements on site. I therefore have no objection to the proposed application.*

No suggested conditions but I suggest an informative is included to ensure the applicant understands the trees to the front of the site are protected by a TPO so care will need to be taken during the construction period with the storage of materials which will need to be located on the existing hard standing."

Ecology:

The Ecology Officer was consulted and has not commented. Also, the Councils mapping system does not identify the application site as being within an area where a Bat survey is required for planning applications that involve roof modification or demolition. However, two bat emergence surveys have been undertaken for the proposed development. During the surveys, no emergences from the building were recorded. The survey work undertaken therefore suggests the absence of emerging bats and showed no evidence of the presence of bat roosts within the building. Furthermore, the report states that planned works on the property would have a negligible impact on bats and their roosts.

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
Recommendation:	Approve
Date:	7 November 2025
Earliest date for decision:	15 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	07/11/25