

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251515
Site Address:	7 Pine Drive, Finchampstead, Wokingham, RG40 3LD
Expiry Date:	21 August 2025
Site Visit Date:	16 July 2025
Proposal: Householder application for the proposed erection of a single storey rear extension and part conversion of the garage to habitable accommodation with associated changes to fenestration.	

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 CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Highways – No objection
External
None Consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council has raised no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site relates to a two-storey detached dwelling in Finchampstead North. The immediate surrounding area is a residential street with a wide variety of dwellings which all vary in shape, size and material, creating a diverse street scene. Most dwellings on the street are unique and ranges from small bungalows to large, detached family homes. The street also benefits from an inviting and vibrant variety of greenery and vegetation including tall trees and patches of grass amongst the pedestrian highway complimenting the street scene.

Proposal: This application seeks permission for the erection of a single storey rear extension measuring approx. 2.35 metres in length, 3.7 metres in width and 2.9 metres in height. Along with a partial-garage conversion measuring approx. 5.35 metres in width and 2.4 metres in width.

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 site is located within a residential estate. The proposal includes a rear extension which will create a garden room, as well as a partial garage conversion to create a shower room and utility room. The materials used will be facing brickwork to match the existing dwelling and the rear extension proposes a flat roof. All proposed fenestrations will be Aluminium UPVC.

Garage Conversion:

The proposed partial garage conversion will create a shower room and utility room. The conversion will measure approx. 5.35 metres in width and 2.4 metres in width. The remainder of the garage will remain as storage. Proposed fenestrations include a small, obscurely glazed side window to serve the shower room and internal doors to connect the utility room to the dining area and garage.

As this development is internal, there will be no change to the front elevation of the dwelling having no impact on the street scene in accordance with policy CP3 of the Core Strategy.

Rear Extension:

The proposed rear extension will create a garden room. The development will measure approx. 2.35 metres in length, 3.7 metres in width and 2.9 metres in height. The proposed rear extension will have a flat roof formation and proposed fenestrations include 2 side windows and a set of bifold doors on the rear elevation.

The Wokingham Borough Council 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 boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The extension projects a maximum of 2.35 meters from the existing rear wall, which is acceptable. The eaves height of the rear extension is 2.57 meters which is not more than the original dwelling. As a result, the development complies with the BDG guidance.

There are many examples of rear extensions in the area, including No. 9A Pine Drive and 11 Pine Drive, suggesting rear development is common for the area.

Additionally, 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:

The development proposes a range of new windows including 2 side windows on the rear extension and 1 for the garage conversion. All windows are on ground level and do not overlook into any neighbouring windows. There is a minimum distance of 5.2 meters between the rear extension side windows and either side boundary. This distance is significant enough to minimise any overlooking impacts from these windows.

The side window proposed for the garage conversion will serve the shower room and will be obscurely glazed. As a result of this there are no concerns of overlooking.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of the nearest neighbouring ground floor window of 5a Pine Drive and 7a Pine Drive. This 45-degree horizontal line 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 with a flat roof and modest in terms of bulk and mass. Therefore, there are no concerns of the proposal being overbearing.

Highway Access and Parking Provision:

A Parking Plan was provided by the applicant. The Council's Highways Officer has reviewed the plans and proposal and provided some comments on this application. Their comments follow:

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor.

Both the existing and proposed garage do not meet the council's parking requirements for car parking, so there is no additional or loss of parking provisions. The extension will not affect the existing driveway.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The proposed garage remains suitable for cycle storage, 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:	22 July 2025

Earliest date for decision:	17 July 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	24/07/25

PLANNING CONSTRAINTS/STATUS

1	Modest Development Locations	Finchampstead North
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone
Bat survey required for planning applications that involve roof modification or demolition.	WH1029	Ecology Officer, Green Infrastructure Team
1	Landscape Character Assessment 2019	Finchampstead Forested and Settled Sands
1	Finchampstead Ward	0 m
1	Finchampstead CP	0 m