

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243088
Site Address:	43 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND
Expiry Date:	3 December 2025
Site Visit Date:	29 October 2025
Proposal: Householder application for the proposed raising of the roof, erection of a part single part two storey front, side and rear extensions along with changes to fenestration with addition of roof lights and 2no dormers following demolition of the existing detached garage.	

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
26767	O/L Bungalow	Refused 22/01/1987
28599	O/L Bungalow	Refused 01/10/1987
32221	O/L Bungalow	Refused 15/12/1988
214022	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original	Approved 05/01/2022

	house by 8.00m, for which the maximum height would be 2.50m and the height of the eaves 2.50m.	
214012	Application for a certificate of lawfulness for the proposed erection of two single storey side extensions, erection of front entrance gates and a boundary wall.	Approved 05/01/2022
214001	Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 8.89 metres.	Prior Approval Approval 28/01/22

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

WBC CIL: CIL Liable

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	47 Nine Mile Ride: No objection, subject to construction working hours. Officer response: Given the nature of the scheme, such request would be considered excessive.

APPRAISAL

Site Description: Detached bungalow

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.

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.

CP11 states:

2) It does not lead to excessive encroachment or expansion of development away from the original buildings.

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

Whilst there will be further spread into the site, the development will still appear proportionate to the size of this large site and will maintain the sense of openness about the dwelling in keeping with the rural character of its setting. Due to the modest design and size of the proposal and property, the proposal would not result in any unacceptable harmful impact or does not inappropriately encroach the surrounding countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: R1 design principle within the Borough Design Guide states that *“residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing”*.

The street scene in the surrounding area is varied in style and design of properties as well as a variety of single storey and two storey dwellings. The proposal will result in an appreciable increase in height from the existing bungalow, but it would still appear to be of similar size to a bungalow. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area. It is also relevant that this section of the street scene is pre-dominantly larger two storey dwellings and therefore the proposal would not be out of keeping with the houses that predominantly characterise the immediate area.

The Borough Design Guide states *“alterations or extensions should be clearly subservient to the form and scale of the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation”*. As the proposal is not overly excessive in size or built form and as the

neighbouring properties in the surrounding area differ in size and appearance, there will be no unacceptable harmful impact on street scene and character. It is acknowledged there would be an increase in the visible scale of the dwelling, however this would not result in a development that is detrimentally out of character with the surrounding area, given the majority of dwellings along Nine Mile Ride are two-storey. Furthermore, given it's significant set back from the road and natural screening, it would not be visible from the public realm.

The BDG states that *“porches should generally project less than 2m forward of the building line”*. The open front porch would project 1.45m forward of the building line, thus complying with the BDG. The front porch would be a modest addition and would not harm the street scene.

The BDG states that *“dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof”* and *“dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportion”*. The 2 hipped roof dormers on the front elevation does not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. The dormers would be considered subservient additions given the overall size of property and land and therefore would be considered acceptable.

The side extension would be more than 1m from the side boundary and would not project forward of the building line, thus complying with the BDG. The extension is modest in scale and respects the proportions of the existing property which remains in keeping with the existing property.

The BDG requires extensions to be stepped down from the main ridge and rear extensions to be limited to 4m in depth. It also seeks to achieve a coherent and well-designed approach that influences and responds to the original building. The pitched roof rear extension would be stepped down from the main ridge but 6.95m in depth, thus not fully compliant with the BDG. However, the host property has a very spacious garden in order to accommodate for such sized extension. The proposed roof form would considered to be coherent and well-designed approach that influences and responds to the original building. It would be largely indiscernible and not visible from the public domain. Hence, it would not have an adverse impact on the character of the host property or surrounding area. Whilst the interpretation of the original dwelling is largely lost, this is not reason for refusal of the application in itself.

Given the varied material palette along Nine Mile Ride, the proposed materials would not negatively harm the street scene.

Overall, whilst the proposed dwelling is appreciably larger than the existing bungalow, the context of the street scene means that the scale and size of the proposal is compatible with the locality. The architectural vernacular of the proposal is of good quality and would relate well to the character and appearance of the area.

Neighbouring Amenity: Given the nature of the application site and significant separation distances from neighbouring dwellings, the proposal would not have

adverse impacts upon overlooking, overbearing or loss of light concerns.

Highway Access and Parking Provision: The proposal will result in additional habitable rooms. The existing access and level of parking will be retained and this is considered acceptable to serve the development.

Landscape and Trees: Following initial comments dated 23/10/25, which requested (i) inclusion of all TPO trees along the driveway within the Tree Protection Plan, (ii) full-length protective barrier fencing along the access drive, (iii) clearer depiction of CEZ protection, parking/ground mats, and the material storage area, and (iv) confirmation of 2-for-1 replacement tree planting as required under the approved Tree Works Application (TWA 220135, 11/4/22), the applicant provided a revised Tree Protection Plan (TPP) dated 05/11 and further clarification by email on 21/11.

The Landscape Officer confirms that the updated information satisfactorily addresses previous concerns (see above). The revised TPP now includes protective barrier fencing along the full length of the driveway, ensuring suitable protection for protected trees during construction vehicle movements. The level of information provided is now considered acceptable, and a full Arboricultural Method Statement is not required in this case due to the distance between the proposed works and protected trees, alongside the agreed Construction Exclusion Zone.

Replacement tree planting is required on a 2-for-1 basis due to prior tree removal. The applicant has confirmed their agreement to providing this as part of a detailed Landscape Plan, which will also address any hard landscaping and any replacement boundary fencing.

On this basis, the Landscape Officer raises no objection, subject to conditions.

Ecology: The submitted Emergence Survey Report – Bats states “Following the emergence survey of the structure along with internal checks for fresh evidence, no bats/evidence was observed to have used features throughout for roosting or feeding and no further surveys or mitigation would be required”. Thus, the proposal would not have harmful ecological impacts.

Amenity Space: The BDG states *“the council’s minimum garden length of 11m is a generally acceptable guidelines for private garden space”*. The garden space would exceed 11m, thus compliant.

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 proposed development will be liable for CIL based on the measurements of the floorplans.

Please note that any changes to the floorplans listed will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans

listed within the decision notice.

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:	28 November 2025
Earliest date for decision:	29 October 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	02.11.25