

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250417
Site Address:	68 Foxcote, Finchampstead, Wokingham, RG40 3PE
Expiry Date:	18 April 2025
Site Visit Date:	20 March 2025
Proposal: Householder application for the proposed single storey side extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
120023	Application for a certificate of lawfulness for the proposed replacement of existing solid concrete driveway with a block paving driveway.	Approve 02/10/28

243104	Application for a certificate of lawfulness for the proposed erection of a single-storey side extension.	Refused 4/2/25
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CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
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Ward Member(s)	No comments received
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Neighbours	No comments received
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APPRAISAL

Site Description:

This application relates to a detached chalet style dwelling with two side dormers and linked detached flat roof garage to the side of the dwelling.

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 single storey side extension would have a slightly rear sloping roof and would extend approximately 1.6 metres towards the southern side boundary. The proposal would appear as a subservient addition to the host dwelling and the use of matching materials would enable the proposal to integrate with the character of the existing property. As a result, the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

The proposed single storey side extension is modest in height, depth and design. Although the extension will be set directly against the boundary, from the neighbouring amenity space, the development will not appear dissimilarly to the solid boundary treatment that is already in situ. Furthermore, the development complies with the borough design guidance for extensions that are within 1 metre of a neighbouring boundary. Consequently, there are no loss of light, overbearing or overlooking concerns.

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:	No
Recommendation:	Approve
Date:	3/4/25
Earliest date for decision:	14 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	07.04.2025