

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261712
Site Address:	113a Nine Mile Ride, Finchampstead, Wokingham, RG40 4HX
Expiry Date:	15 September 2026
Site Visit Date:	7 January 2026
Proposal: Householder application for the proposed erection of part two storey rear extension, part first floor extension, enlargement of existing dormers and 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
252754	Householder application for the proposed erection of a single storey front and rear extension, plus conversion of the garage into habitable accommodation, changes to fenestration following the demolition of the existing conservatory.	Withdrawn: January 2026

CONSULTATION RESPONSES	
Internal	
WBC CIL – CIL liable development WBC Ecology – No objection subject to a condition	
External	
None	

REPRESENTATIONS

Finchampstead Council	Parish	No objection subject to the windows serving Bedroom 2 and all Velux windows being obscured glazed to protect the privacy of neighbouring properties.
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL

Context: The application site is located on Nine Mile Ride, characterised by strong linear development, composing of a range of dwelling type, styles and sizes. The street has a very consistent building line with generous front and rear gardens. This application seeks planning permission for the erection of a two-storey rear extension, the enlargement and alteration to existing dormer features, plus minor other alterations.

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 extension would result in a substantial increase in the scale and massing of the dwelling, significantly enlarging both its footprint and built volume. The extension would also project beyond the side elevation of the existing dwelling and, by reason of its width, depth and form, would not read as a subservient addition to the host property. The development would therefore depart from the general design principles within the Borough Design Guide that advise extensions should appear subordinate to the original dwelling.

Notwithstanding this, the acceptability of the proposal must be considered in its site-specific context. Nine Mile Ride is characterised by a varied range dwellings of differing architectural styles, scales and forms. Whilst the proposal would noticeably increase the size of the host dwelling, it would not appear so excessive or visually discordant as to be out of keeping with the varied context described. Furthermore, the majority of the enlarged built form would be located to the side and rear of the existing dwelling, limiting its visibility from public vantage points along Nine Mile Ride. Furthermore, the use of materials and detailing that match or closely reflect those of the existing dwelling would assist in assimilating the development into its surroundings. In these circumstances, whilst the extension would not appear subordinate, it is not considered that the resultant dwelling would appear incongruous or cause harm to the character and appearance of the area.

The proposed roof alterations include dormer features extending across both the existing dwelling and the enlarged roof form. Whilst the cumulative width of the dormers is substantial, they would remain appropriately set below the ridge line and recessed from the roof edges, consistent with the guidance contained within the BDG. The dormers would be integrated within the overall roof design and would not result in an unduly top-heavy appearance. In addition, dormer extensions are a common feature within the surrounding area, including examples of large dormer additions on nearby properties, and therefore the proposal would not appear as an unusual feature within the streetscape.

Overall, the proposal is considered to accord with the design objectives of Policies CP1 and CP3 of the Core Strategy and on balance, is visually acceptable.

Neighbouring Amenity:

Overlooking

The proposed first floor accommodation would introduce two side-facing windows within the eastern elevation serving Bedrooms 2 and 3, orientated towards neighbouring property, No.115. As shown on the proposed first floor plan, Bedroom 2 would also benefit from an additional window serving the room, meaning the side-facing window is not required as the primary source of outlook or light and could reasonably be conditioned to be obscure glazed and top hung in the interests of protecting neighbouring privacy. This was a measure requested by Finchampstead Parish Council and will be imposed if approved.

On the other hand, whilst the side-facing window serving Bedroom 3 is required to remain clear glazed, its outlook would be directed towards the flank elevation of No.115 rather than towards the neighbouring property's principal private amenity areas. The arrangement would result in largely oblique views across the side relationship between the properties rather than direct overlooking. It is not considered therefore that this would justify a reason for refusal.

The windows on the opposite flank of the enlarged dwelling serve non-habitable rooms thus pose no added overlooking concerns.

The series of rooflights on both side elevations would provide sources of light to the rooms they serve but would not provide invasive outlooks due to their secondary nature.

The outlook from the first-floor rear windows / Juliet doors would provide oblique views of neighbouring rear gardens, however, this would not result in direct overlooking.

Loss of Light & Overbearing

Whilst the development would extend beyond the rear elevation of No.115, the proposal would not result in an unacceptable overbearing impact or loss of light. This conclusion takes account of a number of factors, including the relatively low eaves height of the enlarged dwelling adjacent to the shared boundary, the removal of the existing garage which currently occupies this boundary, and the retained separation between the proposed extension and the neighbouring property. Collectively, these factors ensure the proposal would not result in any loss of residential amenity.

In respect of No.111, the proposed extension would project only marginally beyond the rear elevation of the neighbouring dwelling. Given the limited degree of projection, the proposal would not significantly increase the sense of enclosure or result in any significant loss of light for the occupiers of No.111.

Ecology: An emergence survey bat report has been submitted with the application. The Council are satisfied with the survey effort and its conclusions, thus raise no objection to the development subject to an EPSL being obtained from Natural England prior to the commencement of any development affecting bats.

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:	Yes
Recommendation:	Approve
Date:	2 September 2026
Earliest date for decision:	14 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	2 September 2026

PLANNING CONSTRAINTS/STATUS

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