

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251746
Site Address:	289 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS
Expiry Date:	1 October 2025
Site Visit Date:	17 September 2025
Proposal: Householder application for the proposed erection of a two-storey side extension, first-floor rear extension, and single-storey rear extension incorporating two roof lanterns and a rooflight, alongside external alterations including black cladding panels and changes to fenestration, following demolition of the existing garage and utility room.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
132260	Proposed erection of a first floor rear dormer extension, creation of front entrance porch and erection of a new double garage and conversion of existing garage to additional habitable accommodation.	Approved: July 2013
130021	Proposed erection of a first floor rear dormer extension, creation of front entrance porch and erection of a new double detached garage and conversion of existing garage to additional habitable accommodation.	Refused: April 2013
061867	Proposed two storey side and single storey front and rear extensions plus raising of roof with front and rear dormer extensions.	Refused: September 2006

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – Request further information
WBC CIL – No comments

External

None

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is situated within a residential area of Finchampstead.

This application seeks permission to make a number of enlargements and alterations to the dwellinghouse, including the following:

- The erection of a two-storey side extension.
- Alterations to the form and scale of the front and rear facing dormer features.
- Changes to external materials.
- The re-configuration and enlargement of the existing single storey structures to the rear, plus the erection of new extensions.

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: Nine Mile Ride is characterised by strong linear development. The street has a very consistent building line with generous front and rear gardens. A mixture of boundary types frame a great variety of dwellings, which all express a range of materials, including brick, render, tiles and both white and brown window frames. All

the properties have experienced development at different rates and in different ways. Design features such as front gables, box dormers and large two storey extensions can all be observed within the street scene.

The mixed character of the street works in favour of the proposal, as there are no prevailing design principles that the dwelling is constrained by. Nonetheless, the scheme must demonstrate that it responds well to its surroundings and achieve a good quality design.

The two-storey side extension is the most apparent element of the scheme, as this would subsequently increase the bulk of the dwelling through the introduction of additional built form at first floor level. It is generally advised that such additions are set back from the front elevation of the host property and set down from its ridge, thus creating a visual sense of subservience. In this instance, the side extension is not set down from the ridge, and in fact protrudes beyond the front elevation, thus contrary to the guidance contained within the Borough Design Guide (BDG). Notwithstanding, each application is assessed on its own merits and with the context of the site and surroundings considered. In the case at hand, despite the general linear form of development along Nine Mile Ride, the existing property actually sits behind the prevailing building line, such that the minor protrusion of built form beyond the existing front elevation would not be overly imposing to the street scene. From a design perspective, it is clear that the intention with the side extension is to create a new focal point, as opposed to a feature that is subordinate to the host property. Whilst this would not ordinarily be acceptable, it is considered that due to the relatively simple frontage of the existing property, the dwelling would benefit from this design principle in this case. Whilst it is therefore fully recognised that the proposal would not fully comply with guidance contained within the BDG, it would not undermine the overall intention of this document, given the site-specific circumstances.

With regard to the re-modelling of the existing dwelling, specifically referring to the principal elevation, this involves alterations to the form and scale of the front facing dormer, the creation of a small open canopy, as well as the complete change to external materials. These alterations would create a more contemporary looking dwelling, which would be in keeping with other altered properties in the locality.

The changes to the rear comprise both ground floor and first floor additions. Whilst adding notable mass to the rear of the property, this elevation would have negligible street presence, thus limiting impact on wider character.

Overall, the intention of the development appears to be one that creates a homogenous design that avoids the appearance of the existing ill-considered extensions. The LPA concur that the existing built form at the site has the appearance of being disjointed, and that the existing property is not of any particular architectural merit. The proposal, by virtue of creating a more singular minded development, would have a positive effect on the street scene. This is considered to outweigh the impact of the side extension failing to achieve subservience. As such, the proposal is considered to be acceptable on character and design grounds and is compliant with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overbearing / Loss of Light

The majority of the additional mass is contained to the eastern side of the property, where the dwelling is adjacent to an access road, and situated far away from any nearby property. As such, there are no overbearing or loss of light concerns associated with the proposed development.

Overlooking

With regard to overlooking, the proposed rear facing fenestration would give rise to a wider outlook than currently present from the existing property, however, there would be no direct outlook to neighbouring sites.

There are 3no. first floor side windows on the eastern elevation of the enlarged property. Two of these serve non-habitable rooms, thus do not constitute to any overlooking concerns. The other, whilst intended to serve a bedroom, would have an outlook that is majorly obstructed due to the distance to No.291a and the intervening vegetation. Accordingly, this window would not impact upon neighbouring amenity.

The Bedroom 4 comprises a western facing window, which would have views into the rear garden of No.287b. It is thought that this would comprise the privacy of the neighbouring residents to an extent, and therefore has been conditioned to be top hung and incorporate obscure glazing.

Highway Access and Parking Provision: The existing driveway/detached garage has sufficient space to accommodate three or more parking of suitable dimensions, which is acceptable.

Landscape and Trees: The site is surrounded by trees, chiefly from the adjacent site, where trees are growing as a woodland and protected by TPO 1963/2024, which is adjacent to the northern and eastern site boundaries and includes tree T2 on the Arboricultural Impact Assessment Plan Rev. A.

To the north-west there are trees protected by TPO 1642-2018, and there is a single protected Oak tree just outside of the front of the site protected by TPO 322/1987. There are trees in the rear gardens of the site and the neighbouring site. Trees along the western boundary extend to the front of the site and create a sylvan screen to Nine Mile Ride.

As stated in paragraph 6.7 of the submitted Arboricultural Impact Assessment (AIA), there will be a small encroachment into the RPAs of T1 and T2, which equates to 1% of their Root Protection Area (RPA). However, due to the minor extent of incursion, the Trees Officer raises no objection in this respect.

There is, however, a lower hanging southerly branch of T2, for which the Trees Officer has raised concern regarding its impact. As the extension is a single storey building, the direct effect on the branch would be limited, however, the Officer raises concern that the branch may require continuous pruning, and as such, requests the extension is moved to an alternative location.

In accordance with all the above, the LPA have taken the view in this instance that there is insufficient justification to withhold planning permission and that requesting amended plans would be disproportionate to the scale of the issue. The Trees Officer has acknowledged that the direct impact upon T2 would be negligible, and that the more prominent issue would relate to the maintenance of its southerly growing branch. In the event that the development would result in minor works to the tree in question, then this would require TPO approval nonetheless.

A condition has been imposed that would ensure the works are undertaken in accordance with the AIA.

Ecology: Two dusk emergence surveys were undertaken at the site, and the accompanying bat report has been submitted with the application. This appropriately demonstrates that no bats emerged from, or went to roost in, the house during the dusk surveys, and it is therefore concluded that the building does not currently host a bat roost and there should be no bat related constraints to the proposed works. An informative has been included to advise the applicants on the appropriate steps to take if bats were to be encountered prior to or during the development.

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, 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:	24 September 2025
Earliest date for decision:	21 August 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	24 September 2025

PLANNING CONSTRAINTS/STATUS

Modest Development Location of Finchampstead

Bat Roost Habitat

TPO Trees (1963/2024)