

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251478
Site Address:	3 Millet Road, Finchampstead, Wokingham, RG40 4BH
Expiry Date:	20 August 2025
Site Visit Date:	30/06/2025
Proposal: Householder application for the proposed erection of a single storey rear extension.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	N/A
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Arborfield Garrison SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
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O/2014/2179	ORIGINAL APPLICATION REFERENCE O/2014/2179 HYBRID APPLICATION FOR: PART 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout and (e) scale FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sq m of employment floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sq m of non- residential floor space (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play area); and sustainable urban drainage systems. PART 2 - Application for FULL PERMISSION for: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	Approved 09/01/2017
181194	Application to vary the following conditions of planning consent O/2014/2179 - 1.Approved parameter plans; 2.Reserved Matters; 3.Phasing; 4.NMRES; 5.Open Space; 6.Leisure and recreation; 7.Development brief; 8.Design code; 9.Neighbourhood centre; 10.Non- residential uses; 13.The primary school; 14.Employment land; 24.Bats; 39.Walking,Cycling and equine strategy; 45. Flood risk assessment; 46.Surface water drainage scheme; 62.SANG car parking; 64. SANG landscape scheme. Additional condition 66. Foul drainage	Approved 14/11/2018
213645	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS).	Approved 18/05/2022

	Details of access, appearance, landscaping, layout and scale to be considered.	
223435	Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 19/04/2023

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

Two storey detached house with integral garage and a rear garden, located within a residential estate in Finchwood Park, Arborfield Garrison.

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 be located to the rear, and given its single storey nature, would have very limited views from the public realm, so it would not result in any harmful impact upon the character of the area. Moreover, the extension would be

finished in similar materials to the host dwelling, so it would appear as a subservient addition.

Neighbouring Amenity:

The proposed extension would be single storey and separated from the side boundary shared with no 5 Millet Road by circa 1.8m and with a high-level window on its side elevation, so that it would not result in any negative impact upon this neighbouring dwelling in terms of overlooking, overshadowing or overbearing. With regard to no. 7 Millet Road to the south/rear, the proposed extension would be approximately 6.8m from the side elevation of this property, however due to its single storey nature and high boundary treatment between plots, there would not be any detrimental impact upon the living conditions of this neighbouring property.

Highway Access and Parking Provision:

There is currently space on the property for 3no. vehicles to park within the driveway and a space in the garage. There is no increase in the number of habitable rooms, so the existing level of onsite parking remains acceptable.

Amenity Space:

The site would retain an acceptable level of amenity space for the current and future occupants.

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:	Approval
Date:	18 July 2025
Earliest date for decision:	17 July 2025

Recommendation agreed by: (Authorised Officer)	<i>NC</i>
Date:	18/07/2025

PLANNING CONSTRAINTS/STATUS

- Arborfield Garrison Strategic Development Location
- Modest Development Location – Arborfield Garrison
- Thames Basin Heaths SPA – 5Km
- Major Nuclear Site – 12Km Zone
- Great Crested Newts Impact Risk Zone – Amber