

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252988
Site Address:	Longridge, Wick Hill Lane, Finchampstead, Wokingham, RG40 3QG
Expiry Date:	17 February 2026
Site Visit Date:	14 January 2026
Proposal: Householder application for the proposed erection of a single-storey rear extension 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
172981	Householder application for the proposed erection of single storey rear extension to dwelling.	Approved: November 2017
060299	Proposed single storey rear extension to dwelling to form garden room and new rear dormer window.	Approved: June 2006
000806	Proposed erection of double garage and car port plus conversion of existing garage to study.	Approved: June 2000
961608	Proposed Erection Of Garden Shed	Approved: November 1996

CONSULTATION RESPONSES
Internal
WBC CIL – CIL liable development WBC Ecology – No comments
External

None

REPRESENTATIONS

Finchampstead Parish Council	No comments received. The Parish Council requested an extension to submit comments until 20th of February; however, this could not be accommodated as the date falls outside the determination period. It should however be noted that the PC raised no objection to the larger scheme prior to the amendments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is situated within a semi-rural part of Finchampstead, positioned in a small cul-de-sac accessed from Heath Ride.

Planning permission is sought for the erection of a single-storey rear extension to the host dwelling. It is noted that the proposal has been reduced from the original submission, which had included a substantial two-storey wing. The amendments were required as the earlier design involved alterations to the main roof, creating a potential risk to bat roosts. As the necessary ecological surveys were not in place to address these impacts, the scheme was revised to the current single-storey form.

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: Despite the proposal resulting in a notable increase in the footprint of the existing property, the extension would remain clearly subservient to the host dwelling due to its single-storey form and modest overall scale. Its position to the rear of the property ensures that it would be largely screened from public viewpoints, resulting in a negligible impact on the wider street scene and the established character of the cul-de-sac.

The incorporation of coloured window frames and extensive areas of glazing would provide a contemporary appearance to the addition, complementing the altered architectural form of the dwelling over time. These design elements would integrate well with the host property and would not introduce any features considered out of keeping with the character of the site or surrounding area.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Given its single-storey height and the separation distances to neighbouring properties, the proposal would not give rise to any harm to neighbouring amenity.

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:	Not required
Recommendation:	Approve
Date:	11 February 2026
Earliest date for decision:	11 February 2026

**Recommendation agreed by:
(Authorised Officer)**



Date:

PLANNING CONSTRAINTS/STATUS

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