

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261936
Site Address:	Burleigh, Heath Ride, Finchampstead, Wokingham, RG40 3QE
Expiry Date:	9 October 2026
Site Visit Date:	2 September 2026
Proposal: Householder application for the proposed erection of a single-storey rear extension, installation of a rooflight to the rear roofslope, associated alterations to fenestration and repositioning of the rear garden steps.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
152729	Householder application for proposed installation of two metal gates and increase of height of 4 gates piers to 1.4m	Approved 25/02/16
030570	Proposed first floor side extension with dormer window to front and rear, first floor other side extension plus two single storey rear extensions to dwelling.	Approved 13/01/04
002273	Proposed erection of brick wall to front of dwelling.	Refused 17/12/00
991492	Proposed Two Storey And Single Storey Side Extension To Dwelling	Approved 23/06/99

CONSULTATION RESPONSES

Internal

None consulted
External
None consulted

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

APPRAISAL
Site Description: Two storey detached 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 Borough Design Guide states “<i>rear extensions should not project more than 4m from the main rear wall</i>”. The single storey rear extension would be approx. 4.24m in length, thus not complying with the BDG. However, the host property has a spacious garden to accommodate for such sized extension. Moreover, being located at the rear it wouldn’t be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area. The new extended patio area is cut into the existing garden therefore creating a lower area and not obtrusive to anyone and will not provide any opportunity for overlooking. The patio is lower than the garden area. Thus, increased size of the rear patio and repositioning of the rear garden steps would not be visible from the public realm and not harm the character of the area. Neighbouring Amenity: <i>Overlooking:</i> The openings would be screened by the existing boundary treatment, thus no overlooking concerns. <i>Loss of Light:</i> There is potential loss of light to be considered against the 25-degree daylight test as advocated within the Council’s Borough Design Guide and the BRE

publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'. Given the given the proposals proximity to the boundary and potential impact upon habitable rooms of Rowanside.



With Rowanside being on higher ground and as shown below on the plan, the whole proposed development falls underneath the line drawn at 25 degrees, there is no detrimental effect to daylight on the existing property. Thus, the rear extension would not result in harmful loss of light to the side habitable windows of Rowanside. Also, no objection was raised from Rowanside.





Overbearing: Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access. The separation distance from the flank wall to side boundary of Rowanside is approx. 2.28m, thus complying with the BDG.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Amenity Space: The remaining garden space would be over 11m, thus complying with the BDG.

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	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	22 September 2026
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Earliest date for decision:	9 September 2026
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Recommendation agreed by: (Authorised Officer)	

JMM

Date:	22 September 2026
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PLANNING CONSTRAINTS/STATUS
Insert where relevant