

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252877
Site Address:	355 Finchampstead Road, Finchampstead, Wokingham, RG40 3JU
Expiry Date:	28 January 2026
Site Visit Date:	19 January 2026
Proposal: Householder application for the proposed erection of a single-storey rear extension, garage conversion and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location –
Finchampstead North
Green Route
Habitat suitable for bat roosting

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C6 – Technology and innovation in transport NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows HC2 – Community infrastructure
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
191221	Full planning application for the proposed erection of two detached dwellings following demolition of existing dwelling.	Approve 07 October 2019

200794	Application for submission of details to comply with the following condition of planning consent 191221 dated 08/10/2019. Conditions 3 Drainage system details, 4 Protection of trees, 5 External materials, 6 Details of boundary wall and fences and 7 Hard and soft landscaping details.	Approve 20 May 2020
201911	Application to vary condition 2 of planning consent 191221 for the erection of two detached dwellings following demolition of existing dwelling. Condition 2 refers to the approved documents, and the variation is to add reference to phasing plan 12BR Rev B (Phasing).	Approve 24 September 2020
211449	Application for submission of details to comply with the following condition of planning consent 191221 dated 08/10/2019. Condition 5. External Materials.	Approve 25 May 2021

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to condition
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site is a detached dwelling with integral garage located in the residential area of Finchampstead. It is one of a pair of dwellings erected following demolition of a chalet bungalow approximately 5 years ago. The front elevation is set back approximately 15m from the road. The vehicular access is shared with the immediate neighbour at no. 353, and the front boundary is a low brick wall with open railings and a hedge planted behind. The front garden has been laid to hardstanding and there is a mature tree near the front boundary. The rear garden is approximately 20m in length.

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.

Proposal: Erection of a single-storey rear extension, garage conversion and changes to fenestration.

The single storey rear extension would be an infill to bring the back wall in line with existing kitchen and measure approximately 2.8m in depth and 3m in width. It would facilitate the enlargement of the existing kitchen/dining room and lounge. The proposed roof would have 2no. roof lights and measure approximately 7m in width, 2.9m to the top of the eaves and 3.8m to the top of the pitch. There would be bifold doors to the rear garden.

The garage conversion to a room would have a window on the front elevation.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

This section of Finchampstead Road is a designated Green Route and comprises a variety of dwellings including bungalows, chalet bungalows, and two storey dwellings of varying architectural styles and built forms. The front building line is linear with most dwellings set back from the road due to spacious front gardens. In this case, the proposal includes the replacement of the garage door with a window, and no other alterations would be visible from the public realm. Therefore, the proposal would not harm the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Overlooking: The front window of the garage conversion would not overlook a neighbouring habitable room. The rear extension would not have any side facing windows

Loss of Light: The 45-degree angle test is advocated within the *British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice*, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. Figure 1 shows that the horizontal 45-degree angle test is complied with in relation to the nearest habitable window at no. 357 Finchampstead Road. Therefore, there would be no significant increase in overshadowing to neighbour amenity.



Figure 1 Horizontal 45-degree angle test

Overbearing: The rear extension is single storey, and the rear wall would be in line with existing rear wall. Therefore, it would not be overbearing in appearance, and the neighbouring occupiers would still have adequate access to day light.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The WBC's adopted parking standards after development (appendix 2 MDD Local Plan) require 3 or more parking spaces following development for a 4 or more-bedroom development. In this case, the garage conversion will result in the loss of 1 parking space. However, the parking plan shows 3 parking spaces on the front driveway which is acceptable.

Landscape and Trees: The Tree and Landscape Officer raises no objection subject to condition and has commented: "*The site is located along Finchampstead Road, a Green Route. I have no objection to the proposals that will be joined to the rear of the property with no impact on existing vegetation that can't be easily replaced.*

INFORMATIVE:

There is notable tree along the plot boundary facing Finchampstead Road. The area beneath the canopy will need to be protected with fencing and all storage of materials, and mixing up of materials such as cement must be outside of this space for the duration of the construction project.

Ecology: The proposal is in an area suitable for bat roosting. However, the proposal does not include modifications to the main roof and so a Bat Survey is not required in this instance. Nevertheless, if the application were to be approved, an Informative will be added stating:

INFORMATIVE:

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior

to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	23 January 2026
Earliest date for decision:	1 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	23/01/26