

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253129
Site Address:	Oaklands Farm, Forges Lane, Finchampstead, Wokingham, RG27 0RB
Expiry Date:	5 June 2026
Site Visit Date:	13 February 2026
Proposal: Householder application for the proposed extension, alteration and remodelling of property, including raising the roof and additional first floor, along with single storey rear, and two storey side/front extension with outbuilding, mobile home and garage demolished to be replaced by new detached garage/games room building and removal of existing car port for new home gym outbuilding and existing track leading to rear paddock reshaped & resurfaced.	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
26/71	Outline application for the erection of a dwelling house for agricultural workers	Approved 25/02/72
987/71	Dwelling house for agricultural workers	Approved 25/11/71
322/73	Farmhouse	Approved 19/04/73
1403/73	Double garage	Approved 27/09/72

980274	Application For Certificate Of Lawful Use Of Dwelling For Occupation By Non Agricultural Workers (Variation to condition 2 on approval 322/73)	Not proceeded with
000259	Application for certificate of lawful existing use of dwelling for occupation by persons not employed in agriculture.	Approved 11/05/00
052072	Proposed single storey front & rear extensions to dwelling and raising of roof to form rooms in loft space with dormer windows.	26/08/05 Refused
260730	Application for a certificate of lawfulness for the proposed erection of a single storey side extension and an outbuilding following demolition of existing outbuilding	Approved 19/05/26
260732	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 4m and the height of the eaves 2.7m.	Prior Approval not required 19/05/26
260731	Prior approval submission for the proposed enlargement of the existing bungalow through the erection of 1 no. additional storey to a maximum height of 7.3 metres.	Prior Approval 21/05/26

CONSULTATION RESPONSES

Internal

WBC CIL: CIL liable

WBC Ecology: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is currently developed with an original single-storey bungalow and a collection of ancillary buildings, including garages, car ports, outbuildings and a mobile home. These structures are dispersed across the plot and vary in quality, permanence, and appearance, resulting in a fragmented and visually untidy site layout.

Proposal:

This application is for:

- raising the roof and addition of a first floor to bungalow
- erection of a single storey rear extension
- erection of a two storey side/front extension
- removal of existing car port for new home gym outbuilding
- outbuilding, mobile home and garage demolished to be replaced by new detached garage/games room building

The Local Planning Authority has assessed the submitted plans on the basis that the proposal constitutes an extension to the existing dwelling. However, the applicant is advised that any planning permission granted would apply only insofar as the existing dwelling remains materially intact and capable of being extended. Should the extent of works undertaken result in the loss of the existing dwelling, whether through demolition or structural failure necessitating a complete rebuild, any householder planning permission would no longer be valid.

In such circumstances, a separate planning permission for a replacement dwelling would be required. The applicant is therefore strongly advised to ensure that the scope and method of works remain within the parameters of an extension throughout construction. Failure to do so may have significant planning and financial implications, including potential liability for Community Infrastructure Levy (CIL) charges.

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.

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.

Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy.

Policy CP11 of the Wokingham Borough Adopted Core Strategy states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where they do not lead to excessive encroachment or expansion of development away from the original buildings and in the case of residential extensions, do not result in inappropriate increases in the scale, form or footprint of the original building.

The proposal is to demolish outbuilding, remove the mobile home and demolish the garage in their entirety, remodelling the car port and reconfiguring the main dwelling. The development includes:

- A full-width single-storey rear extension
- Removal of the existing roof and creation of an additional storey
- A redesigned roof form
- A new detached garage and games room
- Removal of existing car port to new home gym outbuilding
- New hardstanding to rear paddock

Existing Buildings – Floorspace and Volume

Description	Footprint (m ²)	Volume (m ³)
Main Dwelling	200.00	737
Garage (Building A)	77.80	222
Mobile Home (Building B)	40.00	93
Outbuilding (Building C)	65.45	157
Car Port (Building D)	32.30	106
TOTAL	415.55	1,315

Proposed Built Form – Floorspace and Volume

Description	Footprint (m ²)	Volume (m ³)
Main Dwelling	345.00	1875
New Garage/Games	130.65	553
Outbuilding (Building D)	42.90	143
TOTAL	518.55	2,571

The Borough Design Guide (SPD) June 2012, Section 8 (8.5.4 – Extensions and additions) states that, inter alia:

“Extensions may be permissible provided that the scale, form and footprint does not have an unacceptable impact upon the countryside” and “a 50% increase in volume for a 1 storey development is acceptable when compared with the original building”.

In this case, the proposed development would result in a significant increase in built volume which substantially exceeds the 50% guideline identified in the Borough Design Guide. The scale of the increase would materially alter the size and massing of the original dwelling to such an extent that it can no longer be regarded as proportionate or subservient additions. The proposal would therefore represent a disproportionate enlargement of the original building, resulting in an inappropriate increase in scale and form when assessed against the requirements of Policy CP11.

Given the significant percentage volume increase, the proposal would fail to preserve the scale of the original dwelling and would introduce a level of built form that is incompatible with the countryside location. As such, the development would undermine the policy objective of maintaining the quality and character of the rural environment.

The proposal is therefore considered to be contrary to Policy CP11 of the Wokingham Borough Core Strategy and Section 8.5.4 of the Borough Design Guide, as it would result in a disproportionate, inappropriate and excessive increase in the scale and form of the original building, causing harm to the character of the countryside.

In terms of the applicant's fall-back position, the applications (ref: 260730, 260731 & 260732) has demonstrated a credible and realistic fallback position through a combination of permitted development rights and prior approval submissions, including a Class AA upward extension, an 8m rear extension, and a single-storey side extension & outbuilding, all of which are capable of lawful implementation.

	FOOTPRINT (m²)	FLOOR AREA (m²)	VOLUME (m³)
EXISTING HOUSE	201	201	740
EXISTING GARAGE	77.7	77.7	223
Class AA	0	162	487.5
8m Rear	175	170	676
Side Extension	89	83	299.5
Outbuilding	106	93	345
TOTAL	648.7	786.7	2771
PROPOSED HOUSE	345	508	1885
PROPOSED GARAGE	131	115	546
TOTAL	476	623	2431

When combined with the existing built footprint (415.55 m²) and volume (1,315 m³), the PD fallback would result in:

- Total footprint: 648.7 m²
- Total volume: 2,771 m³

The PD schemes results in a larger urban coverage and more sprawling site layout. The proposed scheme introduces a more coherent and consolidated form of development; a notably reduced footprint (518.55m² compared to approximately 648.7m² under the fallback scenario). This results in a tidier and more contained spatial arrangement. The proposal also includes the removal of poor-quality, temporary and visually incongruous structures, thereby improving the overall quality and appearance of the site and reducing the spread across the site.

It is also relevant that the fallback position demonstrates and establishes the principle of significantly extending and intensifying the dwelling, albeit through alternative mechanisms. As such, the primary consideration becomes the form and quality of development, rather than whether intensification occurs at all.

Importantly, the proposal also performs more favourably in visual and design terms. The incorporation of a pitched roof form, dormer features and reduced wall heights results in a building that reads as a chalet-style dwelling, which serves to break up the perceived bulk and reduce visual dominance. By comparison, the fallback Class AA extension would result in a more uniform, full-height two-storey form with comparatively limited articulation, giving rise to a more visually dominant structure.

The proposed “chalet-style” approach therefore has some merit in reducing perceived scale and improving integration with the rural context. As such, the proposed development would achieve a more sympathetic integration with the surrounding countryside, better aligning with the underlying objectives of CP11 to protect rural character as well as other examples of chalet styles along Forges Lane including Harts Leap Farm.

On balance, it is considered that the qualitative benefits of the proposed scheme, including the consolidation of built form, reduced site sprawl when compared to the fallback, and removal of visually discordant structures, are sufficient to outweigh the identified conflict with CP11. The proposal would therefore not result in materially greater harm than an implementable fallback scenario and, in design and layout terms, would represent a more coherent and controlled form of development.

Taking these factors together, the proposal is considered to be more appropriate balance between built form and rural character than the fallback scenario, and the identified policy conflict is therefore outweighed by the combined benefits of design quality, reduced site coverage, and improved spatial coherence.

Accordingly, it is concluded that there are material considerations sufficient to justify a departure from Policy CP11, and the development is therefore considered acceptable in this instance.

Character of the Area: R1 design principle within the Borough Design Guide states that *“residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing”*.

The site is located along a rural lane where development is sporadic and properties are set well back from the highway, resulting in the absence of a clearly defined or continuous streetscene. The character of the area is therefore derived from its loose, dispersed pattern of development and its rural setting rather than from a consistent building line, scale, or form. In this context, the proposal would be experienced in relative isolation and its impact must be assessed primarily against the wider rural character of the lane rather than any established streetscene.

The dwelling at Oaklands Farm is a low, elongated single-storey structure with a shallow hipped roof. Following the raising of the roof, the new pitched roof incorporating gable dormers to accommodate the additional first-floor accommodation. Despite these changes, the resulting roof design is considered to be visually simple, coherent, and sympathetic and considered appropriate to the rural setting of Forges Lane.

The main roof is a clean, unbroken pitched structure running the length of the building, while the gable dormers are proportionate and well-spaced. The ridge height is proportionate to the enlarged dwelling and does not appear visually intrusive. The design results in a coherent dwelling. Furthermore, given the mature and established

vegetation/trees which would act as natural screening to the front of the property and would not be particularly visible from the public realm, limiting its impact upon the street scene.

As part of the roof being raised, 8 gable dormers are included, 4 to the front and 4 to the rear. The BDG states that *“dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof”* and *“dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportion”*. The gable dormers do not project above the ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. Furthermore, along Forges Lane there are examples of different style dormers at Harts Leap Farm and The New House, thus such feature would not look out of place.

The pitched roof front porch would project 1.60m ahead of the building line. The BDG states *“porches should generally project less than 2m forward of the building line”*, thus complying with the BDG. The proposed front porch would be a modest addition which would not harm the street scene.

The flat roof single storey rear extension would be 5m in depth. The proposal exceeds the recommended 4m depth for extensions advocated within the Borough Design Guide. However, the host property has a very 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 proposed single storey pitched roof garage/games room would replace the existing garage, mobile home and outbuilding. The proposed garage roof form would mirror that of the main dwelling and be of simple design, whilst appearing as a modest and subservient feature to the house and is considered to be of an appropriate size and scale for the plot given the previous buildings on site.

The Borough Design Guide states *“garages should not be sited in front gardens but should be to the side or rear of a dwelling”* and *“garages should not project forwards of the building line of the property”*. The proposed garage/games room building would be in the front garden and would project forward of the building line of the property, thus not complying with the BDG. However, given the existing garage was already predominantly to the side and a minor projection to the front driveway. As such, the proposed garage/games room building that would have a similar impact and relationship as the existing would not result in harm to the character of the area despite not being completely in accordance with the Borough Design Guide. Therefore, given the existing established arrangement such would not ultimately cause harm to the street scene. Therefore, given the circumstances the garage garage/games room building would be acceptable in this instance.

The proposed home brick flat roof gym outbuilding following the demolition of the timber open sided car port would differ from what currently exists. Given the home gym would be single storey it would appear as a modest and subservient feature to the house and is considered to be of an appropriate size and scale for the plot. Given

it's located to the side of the main dwelling in the rear garden, complying with guidance within the BDG and not particularly visible from the public realm. Therefore, such aspect of the proposal would be considered acceptable.

Use of buildings: The outbuilding to the front of the property serves as an additional ancillary building to the main house, providing space for a garage, games room, garden store, plant/W.C/shower. The building to the rear serves as an additional incidental building a home gym.

Given the buildings would serve as garage and normal domestic outbuilding, the structures do not contain all the facilities required for day-to-day living and thus could not be occupied as a separate dwelling. Thus, the circumstances indicate that the proposal would be incidental to Oaklands Farm.

Neighbouring Amenity: Given the significant separation distance to adjacent dwellings and natural screening, the proposal would not result in harmful overlooking, overbearing or loss of light.

Amenity Space: The remaining garden space would exceed the 11m depth advocated in the BDG, thus complaint.

Ecology: The ecology officer has considered the three Habitat Regulations tests, and also satisfied it is not unlikely Natural England would grant a EPSL if the application is approved. While the mitigation the Ecologist recommends is secured is inadequate, provided wildlife including hedgehogs, breeding birds, and amphibians are protected during construction and a tree survey and compensation for habitat degradation are addressed in line with Local Plan policy, if a light and EPS condition are imposed there are no ecological objections to the development proposed.

Other matters: Significant ground works were observed during the site visit, and a number of buildings are present on the site which do not appear to benefit from planning permission. Furthermore, an access is proposed to a rear field, the use of which has not been identified and appears to fall outside the established residential curtilage of the dwelling. These matters raise concerns regarding potential unauthorised development and do not form part of the current application. They will therefore be investigated separately through the Council's enforcement process.

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,

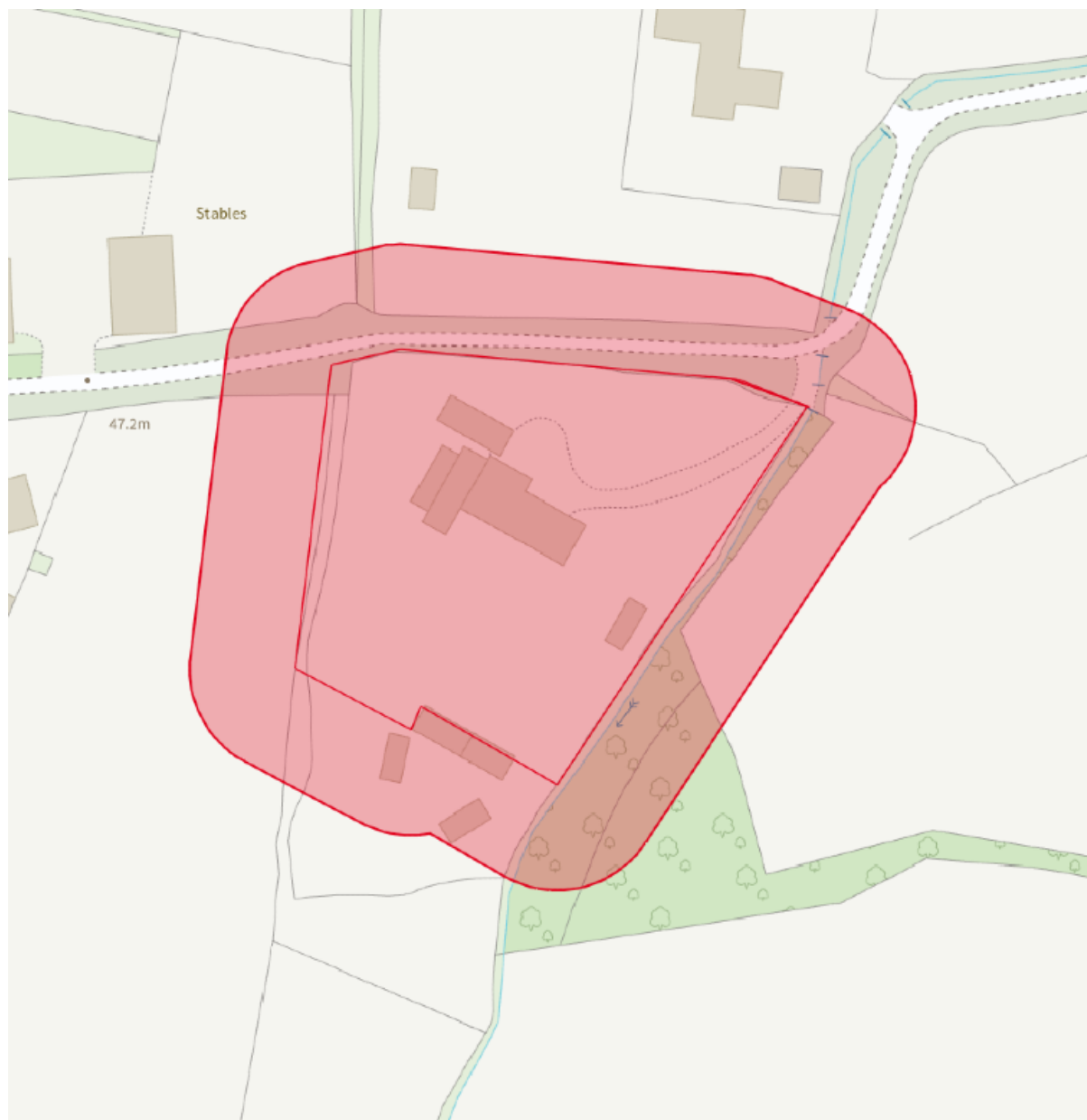
issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	1 June 2026
Earliest date for decision:	11 February 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	01/06/26

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	400m Linear Mitigation Zone

Areas of Search for Sand and Gravel | Total count: 1

#	OBJECTID	OBJECTID_1
1	66	66

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
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1	Sharp Sand and Gravel	River Terrace deposits
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Major Accident Hazard Pipeline | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Safety Hazard Area - Major Accident Hazard Pipeline	Crockmore Farm / Bramshill (P067)	Health and Safety Executive
2	Safety Hazard Area - Major Accident Hazard Pipeline	Crockmore Farm / Bramshill (P067)	Health and Safety Executive
3	Safety Hazard Area - Major Accident Hazard Pipeline	Crockmore Farm / Bramshill (P067)	Health and Safety Executive

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough	Consultation zone	All buildings, structures, etc.

	Consulation Zone	3	Exceeding 90m
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Aerodrome Safeguarding: Odiham Consultation Zone | Total count: 2

#	CRITERIA
1	Consultation required for any building structure or works exceeding 91.4m in height above ground level
2	Consultation required for developments that involve flying activities including gliding, micro-light aircraft and hang-gliding sites

High Pressure Pipe Consultation Zone | Total count: 2

#	DIAMETER	DIAMETERUN
1	600.00	M
2	600.00	M

Intermediate Pressure Pipe Consultation Zone | Total count: 1

#	DIAMETER	DIAMETERUN
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1	16.00	I
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Flood Zones | Total count: 2

#	flood_zone
1	Flood Zone 3
2	Flood Zone 2

Water Network Watercourse Consultation Zone | Total count: 3

#	watercourseName	form
1	<i>No data</i>	inlandRiver
2	<i>No data</i>	inlandRiver
3	<i>No data</i>	inlandRiver

Risk of Flooding from Surface Water | Total count: 14

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent

4	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
5	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
6	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
7	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
8	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
9	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
10	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
11	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
12	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
13	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
14	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	NY1139	Ecology Officer, Green Infrastructure Team

2	Bat survey required for planning applications that involve roof modification or demolition.	NY1140	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	NY1141	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	NZ1140	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	NZ1141	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=3111211211101&es=&location=476311,162948%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
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1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Blackwater River Valley

Archaeological Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Archaeological Site	51

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead CP	0 m