

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250753
Site Address:	20 Kiln Ride, Finchampstead, Wokingham, RG40 3PL
Expiry Date:	23 May 2025
Site Visit Date:	9 April 2025
Proposal: Householder application for proposed single storey rear extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location (Finchampstead North)
Tree Preservation Orders
Landscape Character Assessment Area

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees, and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document Finchampstead Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
022059	Proposed single storey side and rear extensions to dwelling.	Approved – 21 November 2002

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC CIL – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council raised no objection to this planning application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a detached bungalow along Kiln Ride in the village of Finchampstead. The surrounding area is made up of a variety of housing types that are set back from the road these include bungalows, however there are some detached two storey dwellings further west along the street. The area is also largely verdant with lots of trees along the roadside.

The dwelling itself is a single storey bungalow made out of brick and has a tiled roof. The front has an off-white render up to the roof. There is a detached side garage and a fairly large driveway that has two accesses onto Kiln Ride. The driveway can accommodate parking for 3 vehicles.

Proposal:

This application proposes a single storey rear extension, plus the installation of two no. roof lights and changes to fenestration.

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 (albeit beyond the rear garden is designated countryside making the site settlement edge) and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

Design and Character of the Area:

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.

For rear extensions, the Borough Design Guide states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case the rear extension measures 4.96 metres and is therefore more than four metres. However, as the proposed rear extension is not against the boundary and there is a 2.73 metres gap between the rear extension and fence this would be deemed an acceptable distance.

Also, the Borough Design Guide states that maximum eaves and ridge height should be no more than those of the existing property. The maximum eaves height of the proposed rear extension is 2.46 metres, and the ridge height is 5.88 metres. The maximum eaves height of the existing house is 5.88 metres, and the ridge height is 2.95 metres. Therefore, the maximum eaves and ridge height of the proposed rear extension is less than those of the existing property.

The Borough Design Guide states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The maximum eaves height of the single storey rear extension is 2.46 metres and is therefore less than 3 metres within 2 metres of a side boundary.

The walls will be constructed out of brick and have an off-white render. The roof will be constructed with concrete tiles to match the existing house. The windows will be made out of upvc and white and grey aluminium anthracite. The materials will be secured via a condition.

The property at 16 Kiln Ride has had a similar application for the proposed erection of a single storey rear extension. This was approved and implemented (WBC. Ref 200782), showing other houses in the immediate area have had similar schemes approved.

Overall, in terms of design it complies with most relevant criteria of the Borough Design Guide in a number of respects. The proposed single storey rear extension would not have any detrimental effect on the existing street scene and character of the area. The proposal is therefore deemed acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that the development should not have any detrimental effect on the amenities of adjoining land users. In the Borough Design Guide the primary consideration for rear extensions is its impact upon neighbours.

Overlooking:

In the Borough Design Guide, it states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. There are no windows on the side walls of the rear extension. The rear extension will include the erection of bifold doors out into the garden. As the windows are only at single storey level, will face the garden and boundary fence there should be no overlooking concerns for neighbouring properties.

Loss of Light:

A 45-degree horizontal line was taken from the centre of both adjoining neighbour's closest habitable rooms. This line was not breached and as such it should not result in any substantial loss of light to either neighbouring dwelling.

Overbearing:

The proposed single storey rear extension would have a similar building line as the neighbour at 22 Kiln Ride and so would have no overbearing effects on this neighbour. However, the extension would project past the rear elevation of no. 18. Though due to

the extension being single storey, at the rear and only being slightly out of the building line the proposal would have limited overbearing impacts for this neighbour.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems.

Policy CC07 states that sufficient parking should be provided on site as a result of the development.

The WBC Highways team assessed the proposal. The Highways team had no objection to the proposed development.

There were comments were that whilst the total number of habitable rooms cannot be identified from the plan, it is a single storey extension, and the proposal will have no change in the numbers of habitable rooms. Four existing driveway parking will be retained within the red line.

It is therefore expected that there will be no additional demand for car parking and the proposal will not result in a reduction of parking provisions.

They went on to further say that there will be no negative impacts on abilities for cycle storage which is considered acceptable. Therefore, there are no Highways concerns.

Amenity Space:

The existing rear garden measures 19.35 metres long and the proposed rear extension will measure 4.96 metres in depth. Therefore, the remaining amenity space will be 14.39m. This is sufficient amenity space and is allowed under the Council's standards.

Landscape and Trees:

Policy CC03 of the MDD states that development should protect and retain existing trees, hedges, and other landscape features.

Policy CC02 focuses on development on the edge of settlement and ensuring there is an appropriate transition to the countryside.

Trees:

There is a Tree Protection Order (TPO-0250-1983) on a group at the rear of the site, but outside of the applicant's boundary. The TPO is on all Birch, Scots Pine, Oak, and Sycamore trees alive in 1983. The Tree & Landscaping Officer concluded that the proposal is sufficiently far from the TPO trees not to result in adverse harm to them.

Landscape:

The proposals are sufficiently far from the countryside area at the rear of the site so will not result in adverse impact. The proposal is of small scale and so will respect the transition of built form from settlement to the countryside that policy CC02 seeks to achieve. The changes will not attract views from the public road as they are at the rear of the property. The height of the additions will not obscure green backdrop views and no trees of high public amenity will be impacted.

Therefore, there are no concerns on a landscape and trees perspective and no objection was raised by the Tree & Landscaping Officer.

Conclusion:

Taking all the above in consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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:	Approve subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials and Specified
Date:	16 May 2025
Earliest date for decision:	21 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	16/05/25