

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250602
Site Address:	Primrose Cottage, Fleet Hill, Finchampstead, Wokingham, RG40 4LH
Expiry Date:	9 June 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for the proposed single storey side extension of existing garage to create habitable accommodation ancillary to the existing dwelling.	

PLANNING CONSTRAINTS/STATUS

Badger Setts Consultation Zones
Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
Complete PRow
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
PRow Within WB Consultation Zone
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals 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 CC07 – Parking TB20 – Service Arrangements and Deliveries for Employment and Retail Use TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
24630	Demolish dwelling and barn, retain stable block and erect detached house and garage	Approved 05/12/85
44529	Two storey extension forming garage, extension to form a swimming pool and internal changes	Approved 17/07/95
F/1997/66594	Proposed erection of stables, tack room and barn	Approved 12/02/98
F/2003/8510	Proposed erection of stables, tack room and barn. Renewal of consent F/1997/66594	Approved 24/03/03
F/2010/0025	Proposed erection of a single storey rear extension	Approved 23/02/10
201822	Pre-application advice for proposed erection of a single storey side extension and an infill extension to enlarge hall, plus conversion of integral triple garage into habitable accommodation (a gym), conversion of existing detached stable building to guest annexe and erection of an outbuilding to form a new stable/tack room.	Replied 04/09/20
202537	Application for a certificate of lawfulness for the proposed erection of a single storey side extension and an infill extension to form a porch.	Approved 06/11/20
202651	Householder application for the proposed erection of a single storey front extension to form porch with open canopy, single storey side extension with 1no. roof light, plus conversion of existing triple garage to create habitable accommodation in the form of a gym, internal alterations and changes to fenestration.	Approved 09/11/20

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC Landscape and Trees: No objection subject to conditions

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: No objection, on the condition that the building is ancillary to the main dwelling.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Primrose Cottage is a 1980s built house set in a substantial plot accessed via a private road. The house is largely brick built at ground floor with dark timber cladding at high level and a mixture of tiled and lead lined roofs.

To the front/side of the house there is a 4-car garage, which has been in use since sometime before the current applicants purchased the house in 2018.

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.

The use of a garage/outbuilding as ancillary to the main house typically refers to the secondary function of the outbuilding in relation to the primary residence.

The design and access statement states that *“the proposed extension, to provide an additional ancillary amenity room”*. The floor plans show the new extension would be used as a gym and golf simulator.

The detached garage is located to the front of the main dwelling. Whilst the detached garage would have no physical link to the main dwelling, the floor plans for the

building do not contain 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 used ancillary to Primrose Cottage. The proposed usage of the garage would not result in a material change of use or the formation of an independent residential planning unit. As stated above, the proposed use would be purely ancillary to the main dwelling.

A condition will be implemented to ensure the garage shall not be occupied or used at any time other than ancillary to the residential dwelling located on the site.

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 which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

CP11 states:

2) It does not lead to excessive encroachment or expansion of development away from the original buildings

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building

Whilst there will be further spread into the site because of the proposal. The development will appear proportionate to the size of this large site and will maintain the sense of openness about the dwelling in keeping with the rural character of its setting. Due to the modest design and size of the proposal and as the property, the proposal would not result in any unacceptable harmful impact or does not inappropriately encroach the surrounding countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Based on the above, the proposal is acceptable in principle.

Character of the Area: The single storey side extension, is to the rear side of the existing garage building, mirroring its form and height. Therefore, it would result in a suitable addition to the rural setting of the site.

The extension will have the same dark cladding as the garage which is also reflected in the main house, thus in keeping with the existing characteristics. Hence, the proposal would not harm the characteristics of the area.

The proposed site is some distance from the private access road and right of way and is largely out of public view. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity: The proposal would not result in harmful overlooking, overbearing or loss of light given the nature of the application site with no neighbours in close proximity. It would be screened by the adjacent trees and hedging.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the submission, the proposal will form an additional habitable room ancillary to the main dwelling. As the existing and proposed garages do not fully meet the council's requirement for car parking, there will be no gain or loss of garage parking space.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway has ample spaces to accommodate more than four cars, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Landscape and Trees: The site is in Countryside, the plot detailed in this application is subject to Tree Preservation Order (TPO) 296/1986, W1 on all beech, larch, Norway spruce of whatever age and T11, an oak. The property is located down a private drive and the house affords no views from the public highway. There are views through from the public footpath FINC8 1.

The trees on the site have been assessed for impact by the proposal. It appears that damage to trees might occur because of construction activities. As these are mainly TPO trees, the officer has suggested a condition to accord them mitigation from harm. In this way the application could comply with policies such as CC03, CP3 and TB21, also NPPF point 136 and 187.

From a landscape impact perspective, the addition is the same style and height as the adjoining garage and uses complementary/existing external materials. With no roof lights or formal front door and few windows, it appears to be a discrete utilitarian, outbuilding-style addition to the garage. It is located away from the public footpath views. In these ways, the building will not appear unduly out of character in the Countryside location.

Ecology: Whilst the main dwelling is located in a potential bat roosting area, the existing garage is outside the potential bat roosting area.

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:	Yes
Recommendation:	Approve
Date:	9 June 2025
Earliest date for decision:	9 May 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	9 June 2025