

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251650
Site Address:	Cherrylands, New Mill Road, Finchampstead, Wokingham, RG40 4QU
Expiry Date:	23 January 2026
Site Visit Date:	9 September 2025
Proposal: Householder application for the proposed erection of a single-storey rear extension, two-storey rear extension with balcony, loft conversion creating habitable room with 2 no. rear dormers, changes to fenestration and demolition of existing conservatory and of two outbuildings.	

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 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 CC04 – Sustainable Design and Construction TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
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13833	Single storey addition of conservatory at rear, new bay window to study at front, and additional bedroom at first floor level over utility room.	Approved (Date illegible)
081713	Proposed erection of replacement two storey garage, with games room over, plus demolition of existing garage and garden store.	Withdrawn
081714	Proposed raising of existing roof to provide increased first floor living accommodation to side, first floor extension with revised roofline and insertion of new dormer window to rear, and increase in chimney height	Approved 27/06/2008
101531	Erection of detached garage, with additional storage.	Refused 14/06/2010
112403	Application for a certificate of lawfulness for the proposed erection of an outbuilding less than 4m high.	Refused 28/09/2011

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection to condition
WBC Ecology – No objection subject to conditions

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey side/rear extension to provide an enlarged kitchen/dining/family room and a utility room/pantry and an office. First floor rear extensions to allow for larger bedrooms and ensuite bathrooms. Plus, a loft conversion facilitated by the raising of the roof, 2 no. rooflights to either side elevation, and 2 no. flat roof dormers to the rear elevation. The two existing outbuildings are being demolished, and a bat shed is being erected to the side of the property in the large rear garden.

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 outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. 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 part single storey, part two storey rear extensions at ground floor and first floor level 'square off' the existing property, turning the existing irregular shape to a more uniform square/rectangular shape. The maximum width of the dwelling is not being increased, but the length of the building is being increased by 1 metre at ground floor level and 1.5 metres at first floor level. Where the dwellings shape is being made more uniform the footprint of the property is increasing by approximately 77m², which is just shy of a 50% increase. But, the two existing outbuildings located in the rear garden are being removed, and these have a combined footprint of 80m². Therefore, the increase of 77m² is offset by the loss of the large outbuildings. However, a bat shed is proposed, and this would have a footprint of approximately 19.4m². Overall, in terms of footprint, there would only be a net gain on site of around 16m². It is therefore not considered that the proposed extensions and bat shed would result in an inappropriate increase in footprint from the original buildings.

In terms of scale and built form, the majority of the proposed extensions are located to the rear of the dwelling where they would not be visible from the public domain. Additionally, the proposed front elevation largely reflects the existing front elevation with the main notable difference being the increase in ridge height of 1.3 metres. Overall, it is not considered that the proposed alterations, when viewed from the public realm, would lead to an inappropriate increase in scale and built form, and therefore the proposal demonstrates that it complies with Policies CP3 & CP11 of the Core Strategy.

Neighbouring Amenity:

None of the proposed works would have any impact on neighbouring amenity as the nearest neighbouring property is Foxtwist Farm which is on the other side of New Mill Road and approximately 80 metres from the application dwelling.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Highway Access and Parking Provision:

The Council's Highways Officer was consulted on this application and they have no objection to the proposal. The total number of habitable rooms will remain unchanged

and the existing driveway with ample parking space will also be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. Additionally, no negative impacts on abilities for cycle storage are expected, and this is acceptable.

Landscape and Trees:

The Council's Landscape and Trees Officer has no objection to the proposal subject to a standard tree protection condition. The condition will ensure the delivery of the preventative works identified in the AIA that includes mitigation for the construction of the bat shed foundation which will be flag stones over Cellweb to be laid at ground level and to the Arboricultural Consultants recommendation. They have also identified that the Preliminary Method Statement contained within the AIA could be used as a basis for finalisation of the protective methods, but they must be updated with the specialised foundation for the proposed bat shed.

Ecology:

The Council's Ecology Officer was consulted on this application, and whilst they have no objection subject to conditions, the applicant is advised to read their final comments in full. This is because the removal of the house's loft would lead to the destruction of the bat roost which is an illegal offence under The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) Regulations 2017 (as amended). In order to permit the development, a European Protected Species Development Licence (EPSDL) accompanied by a detailed and robust Method Statement, work schedule and site figures outlining the survey results, planned works and proposed mitigation measures that will be required (this is secured via condition).

To further ensure that bats and other protected species are not adversely impacted by the proposals, a condition requiring a lighting design strategy to be submitted prior to the commencement of development is also recommended.

Conclusion:

For the reasons above the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

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RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	26 January 2026
Earliest date for decision:	1 September 2025

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

PLANNING CONSTRAINTS/STATUS
Insert where relevant