

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252824
Site Address:	"Glade House", Sandhurst Road, Finchampstead, Wokingham
Expiry Date:	12 January 2026
Site Visit Date:	2 December 2025
Proposal: Householder application for the proposed single storey rear extension to replace existing conservatory.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Finchampstead Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
010495	Outline application for the proposed erection of three new dwellings with double garages and parking.	APP - 9 January 2002
002405	Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.	REF – 6 September 2000
002404	Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.	WIT = 8 September

		2000
010525	Outline application for the proposed erection of 4 dwellings with garages and parking.	REF – 3 October 2001
031406	Proposed resiting of garages for plots 1 & 2.	APP – 5 November 2004
021703	Proposed reserved matters on outline consent O/2001/5327 for the erection of 3 detached dwellings with double garages and associated parking.	APP – 20 January 2003
021287	Outline application for the proposed erection of 11 detached dwellings with associated garages and parking, and demolition of existing dwelling, 'Caister'. Plus, access of Sandhurst Road.	REF – 12 June 2002
031584	Reserved matters for the erection of three detached dwellings with garages. (Amendment to consent RM/2002/6446.	APP – 29 July 2003
031405	Proposed amendment to design of dwellings with rooms in loft space on plots 1,2 & 3	APP – 5 November 2003
240825	Householder application for proposed single storey front extension to create a porch	APP – 25 April 2024

CONSULTATION RESPONSES

Internal

N/a

External

N/a

REPRESENTATIONS

Parish/Town Council	Finchampstead – <i>no objection</i> .
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is in Finchampstead North, a Modest Development Location. The dwelling is a two-storey, detached property situated at the end of a shared driveway within a gated community.

The host dwelling is constructed of red brickwork and roof tiles. The dwelling has a large driveway with capacity for 2no. cars. It has a detached garage with further capacity for 1no. vehicles.

The front garden is moderate in size with both a grassed and parking area. The circumference of the property is lined with high and dense hedges. The rear garden is moderately large, featuring both patio and grassed areas with some large trees toward the rear.

Proposal:

This application seeks to replace the existing rear conservatory with a single storey extension on the same footprint.

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.

Design/ 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.

Rear Extension:

The Borough Design Guide (BDG) 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 3.8 metres in depth, however only a portion of this depth extends beyond the existing rear wall (1.3 metres). The projection and footprint match that of the existing conservatory. Therefore, as this is less than the four metres from the main rear wall and on the same footprint as the existing conservatory, it meets these requirements of the BDG.

The BDG also states that maximum eaves and ridge height should not exceed those of the existing property. The development's maximum eaves height measures 2.4 metres whilst the existing property's eaves height measures 6.9 metres. The development's ridge height measures 4.3 metres (pitched roof) whilst the existing property ridge height measures 9.5 metres. Therefore, both the eaves and ridge height of the development comply with the BDG.

For single storey rear extensions, the eaves height should not exceed three metres within two metres of a side boundary. The eaves height of the proposed rear extension measures 2.4 metres which is less than three metres within two metres of a side boundary (5.6m away from the North boundary and 6m from the South). Therefore, it complies with this aspect of the BDG.

The proposed single storey rear extension will be constructed of brick to match the existing body of the property. The roof of the proposed rear extension will be of red tiles matching that of the main dwelling. The windows will be constructed with white painted wood, matching the existing windows. The materials used will be secured via a condition.

Neighbouring Amenity:

Overlooking:

The BDG outlines that the side walls of rear and side extensions must not contain side windows, especially at first-floor level. This criterion does not apply to this application due to the proposed extension being single storey. There are no changes to fenestrations on the main dwelling.

On the proposal's side extension, there will be 2no. vertical rectangular windows. On the roof, there will be 3no. rooflights and the rear elevation will feature a double-door with 2no. rectangular windows on either side. However, due to the proposal being single storey, there is no significant risk of overlooking. Also, the neighbouring dwellings will have no direct line of sight due to the dense hedging surrounding the dwelling.

Loss of Light:

As advocated within the Council's BDG a 45-degree horizontal line test was taken from the centre of the adjacent neighbours' closest habitable rooms. Light will not be impeded by this development as it is single storey and orientated away from other neighbouring property windows.

Overbearing:

Glade House is a detached property at the end of a private, shared driveway. It is situated between two neighbouring dwellings to the North and South. The proposed single storey extension is oriented toward the rear and is situated on the same footprint as the existing conservatory. The eaves height of the proposed rear extension measures 2.4 metres which is less than three metres within two metres of a side boundary. These aspects remove any concern of an overbearing impact.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

As the proposal does not remove or increase habitable rooms, there are no expected changes to the parking; it is acceptable in this respect.

Amenity Space:

The existing rear garden measures approx. 15m in length and 15m in width. This is a moderately large space, comparable with nearby dwellings. As the proposal only projects 1.3m, there is insignificant loss of amenity space and is considered acceptable.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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.

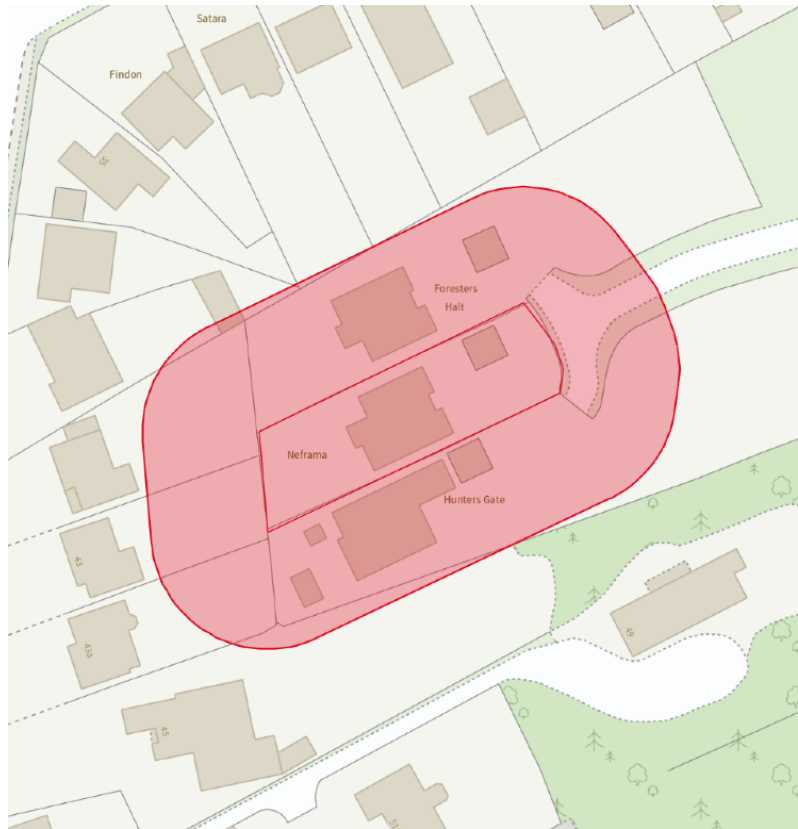
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, 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 the following conditions: 1. Time Limit 2. Approved Plans 3. Materials and specified
Date:	15 December 2025
Earliest date for decision:	9 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/12/25

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 4

#	NAME
1	Outside Development Locations
2	Within Modest or Limited Development Locations

3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Finchampstead North

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
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1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
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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)	YES	YES

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.	WX1020	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WX1021	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	WY1019	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	WY1020	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	WY1021	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

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

2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
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SSSI Impact Risk Zones | Total count: 2

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=11401&location=479935,165401%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000-es=11401&location=481146,167261%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Forested and Settled Sands

Wards | Total count: 1

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

Parishes | Total count: 1

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