

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243186
Site Address:	Graiswold, Sandhurst Road, Finchampstead, Wokingham, RG40 3JQ
Expiry Date:	7 March 2025
Site Visit Date:	4 February 2025
Proposal: Householder application for the proposed erection of a part single part two storey rear extension to include a dormer and roof lights following demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Countryside
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Tree Preservation Orders
Green Routes

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 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 TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
041679	Proposed rear dormer extension to existing garage to form additional living space in roof.	Approved: January 2005
042286	Proposed first floor side extension to dwelling to form enlarged garage with accommodation over.	Refused: October 2004

031310	Proposed single storey side extension linking garage to dwelling.	Approved: February 2003
991145	Proposed Single Storey Side Extension To Dwelling	Approved: October 1999
992178	Proposed Single Storey Rear Extension To Dwelling	Approved: October 1999

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to a condition
WBC CIL – CIL liable development
WBC Ecology – No comments

External

None

REPRESENTATIONS

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

APPRAISAL

Context: Graiswold is a two-storey detached dwelling located along Sandhurst Road, Finchampstead, and is within countryside. The site is largely secluded from other residential properties, being bounded by mature trees and hedgerows.

This application seeks planning permission for the erection of a part single, part two storey rear extension.

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.

Countryside: The site is located in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

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

- It does not result in inappropriate increases in the scale, form or footprint of the original building.

Notwithstanding the relatively large scale of the proposed development, it is noted that the extension is contained within the existing unit of built form, with the ground floor component replacing the conservatory and being positioned upon a raised patio, while the first-floor element of the extension would be largely confined within the footprint of the existing property. Furthermore, given the size of the site and host property, the extension would be clearly subservient to its surroundings and is therefore not considered to be of an inappropriate scale.

Overall, the additional bulk from the proposed development would not harm the countryside setting and the proposal is therefore considered to comply with Policy CP11 in this respect.

Character of the Area: The proposed extension would be to the rear of the dwelling, which is set considerably back from the adjacent Sandhurst Road, such that views of the development from public vantagepoints would be nullified.

In any case, the design of the extension is considered to be of high quality and would allow for a seamless integration into the existing built form. It displays well-considered proportions and replicated architectural features, such as gables, external detailing and matching materials.

In line with the above, the proposal is considered to respond well to the existing dwelling and would have an acceptable impact on the character of the area, demonstrating compliance with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Due to the separation distance between the extension and the adjacent boundaries, there would be no adverse loss of light or overbearing impact experienced by neighbouring residents as a result of the development. This separation would also prevent any overlooking of adjoining plots.

Landscape and Trees: The site is on a Green Route and subject to Tree Preservation Order (TPO) 453/1989. The dwelling is set back within the plot, screened from the Green Route by shrubs and protected trees.

It is proposed that two TPO trees are to be removed, with no intention to replace them outlined within the submitted arboricultural report. As such, the Trees & Landscape Officer has suggested a landscaping condition, which includes the requirement to plant two 2 x semi-standard oak (*Quercus robur*) trees. This has been secured via condition.

Ecology: The Preliminary Bat Roost Assessment concluded that the dwelling has high habitat value for roosting bats, and therefore emergence surveys were deemed necessary.

It is considered that the subsequent survey effort and methodology are adequate to support the Ecologist's conclusion that the building is used as a day roost for a maximum count of six Natterer's bats and a day roost for a low number of brown long-eared bats roost for common pipistrelle. WBC Ecology support the conclusion that a

European Protected Species Licence from Natural England will need to be obtained before the works commence. This has been secured via condition.

Conclusion: For all the above, the proposal is acceptable, and the application is 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:	Yes
Recommendation:	Approve
Date:	24 February 2025
Earliest date for decision:	31 January 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	27.02.2025