

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260801
Site Address:	263 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS
Expiry Date:	26 June 2026
Site Visit Date:	26 May 2026
Proposal: Householder application for the proposed raising of the roof, incorporating habitable first-floor accommodation with front facing dormers, plus first floor rear extension, infill side extension, infill rear extension, and associated alterations to fenestration and external elevations.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Finchampstead Neighbourhood Development Plan

PLANNING HISTORY		
Application No.	Description	Decision & Date
130737	Proposed erection of pitched roof and part two storey, part one storey rear extension.	Withdrawn: July 2013

CONSULTATION RESPONSES
Internal
WBC Landscape and Trees – No objection subject to conditions WBC CIL – CIL liable development WBC Ecology – No comments
External
None

REPRESENTATIONS

Finchampstead Parish Council	Objection raised on the following grounds: • The application is thought to be contrary to FNDP Policy D3,1.e, which requires proposals to demonstrate compatibility with the general building heights within the surrounding area. • Potential overbearing impact on neighbouring property 261, to the detriment of residential amenity. • Potential overlooking.
Ward Member(s)	No comments received
Neighbours	Two letters received, raising: • Concerns that the proposed first-floor addition would be out of character with the surrounding bungalow area and appear overbearing and visually dominant. • Objections regarding overlooking and loss of privacy to neighbouring gardens, patios and habitable rooms from upper-floor and side windows. • Concerns of loss of light and overshadowing, including impact on neighbouring windows and rear garden amenity space. • Concerns that the development would be visually unappealing, particularly in side views. • Concerns regarding proximity to access arrangements and potential obstruction. • Additional concerns raised regarding potential structural impacts during construction on adjoining older properties.

APPRAISAL

The application site is located within a residential area of Finchampstead along Nine Mile Ride. The proposal seeks planning permission to extend the existing property, primarily through the raising of the roof to create first-floor accommodation, incorporating front dormer windows and a first-floor rear extension, alongside a side extension, a modest rear extension, and associated external alterations.

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.

Character of the Area: Nine Mile Ride is characterised by a strong linear form of development comprising a wide range of dwelling types, styles and scales, set within verdant frontages with grass verges, mature trees and boundary planting. Whilst there is notable variation in built form, the consistent building line and landscaped setting create a cohesive street scene, which is a key component of its character.

The proposal largely retains the existing footprint of the dwelling, with only limited ground floor additions. As such, the development would not notably increase the built form when viewed across the width of the plot, nor would it erode the established spacing or rhythm between properties along this part of the street.

The principal change instead arises from the increase in ridge height to facilitate first-floor accommodation. The Borough Design Guide advises that raising ridge heights should generally be resisted unless justified by the prevailing context. The Finchampstead Neighbourhood Development Plan reiterates this guidance. In this instance, the host dwelling forms part of a short run of bungalows of relatively consistent and modest ridge heights, and it is therefore acknowledged that the raised height is contrary to said guidance if considered in this very localised context. Notwithstanding, when considering the wider street scene, Nine Mile Ride accommodates a mix of both single-storey and two-storey dwellings, and there is no uniformity in building heights. In this broader context, the proposed increase in height (approximately 1.35 metres) would introduce greater bulk relative to the immediate neighbouring bungalows but would not appear incongruous or unduly prominent within the character of the street.

A street scene elevation has been submitted demonstrating the relationship of the proposed dwelling within its immediate context. This supports the assessment above, indicating that whilst the dwelling would be increased in height relative to its immediate neighbours, it would not appear harmful, or overly dominant within the street scene.

In terms of detailed design, the altered dwelling adopts a simple, suburban form that is considered appropriate to its context. The scale and proportion of the front dormer windows are well balanced within the roof slope, and the use of darker cladding

elements reflects a modern material palette that is evident within the wider area. As such, the elevational appearance would not appear discordant or visually intrusive.

The proposal incorporates a flat crown roof, which, although often discouraged in certain contexts, is a feature found elsewhere along Nine Mile Ride. A comparable crown roof of a similar scale is evident at nearby No.258. It is also recognised that this design approach can assist in accommodating first-floor accommodation without necessitating a more pronounced increase in ridge height, thereby helping to moderate the overall impact of the development.

In summary, whilst the proposal results in an increase in height that departs from the immediate bungalow context, this is not considered to give rise to unacceptable harm when assessed against the wider street scene. The development would maintain the verdant, spacious character of Nine Mile Ride and would represent an appropriate design response. The proposal is therefore considered to accord with Policies CP1 and CP3 of the Core Strategy, which require development to be of a high-quality design that responds positively to its context and maintains the character of the area.

Neighbouring Amenity: As set out above, the first-floor alterations include an extension to the rear elevation. The amended first-floor rear building line would not project beyond the rear footprints of the adjacent dwellings and, when considered in the context of the existing separation distances between properties, is not considered to result in an unacceptable loss of light or an overbearing impact.

The proposed front- and rear-facing windows would afford only limited and largely oblique views towards neighbouring plots and would not give rise to direct overlooking or a loss of privacy. Concerns were raised by neighbouring residents and the Parish Council in relation to potential overlooking from the rooflights shown on the original submission. Officers shared those concerns, and amended plans were subsequently received which reposition the rooflights so that they would have a sill level of 1.7 metres above finished floor level, thereby preventing the potential for overlooking.

Landscape and Trees: The Landscape and Trees Officer has raised no objection to the development, subject to conditions. One of the suggested conditions seeks the submission of a landscaping scheme, including hard and soft landscaping details. Having regard to the scale and nature of the proposal, this is considered unduly onerous and is therefore not considered necessary in this instance.

It is also relevant to note that the proposed site plan shows the retention of the existing boundary hedging, which is an important component of the site's character and provides benefits in terms of both visual amenity and residential amenity. The retention of this feature can be secured by condition.

Ecology: The LPA is satisfied with that the level of survey work is adequate to confirm the status of roosting bats on site, which is negligible in this instance. The report recommends a further survey despite these findings, however, this goes against general practices and therefore is not to be pursued by the LPA. An informative has been imposed on the decision notice to inform the applicants how to proceed if any bats are found at any stage of the development.

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 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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	17 June 2026
Earliest date for decision:	29 May 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	19.06.2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Finchampstead*
- *Bat Roost Habitat*
- *Green Route*