

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251576
Site Address:	10 Briarwood, Finchampstead, Wokingham, RG40 4XA
Expiry Date:	9 September 2025
Site Visit Date:	7 August 2025
Proposal: Householder application for the proposed erection of single storey rear extension with 4 no. velux rooflights following demolition of 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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC04 – Sustainable Design and Construction TB23 – Biodiversity and Development
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
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Highways – No objection
External
None

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Description of Development:

This application seeks permission to erect a single storey rear extension (3.25m x 9.6m) to the dwelling to provide a seating and dining area, following the demolition of the existing conservatory.

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:

The proposed single storey rear extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set approximately 1.4 metres from the boundary with the neighbouring property. Additionally, given its proportionate scale and unimposing design, it is deemed that the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. This element of the proposal is to the rear of the property where it would not be visible from the public domain which further demonstrates that it poses no harm to the character of the area.

Neighbouring Amenity:

The proposed single storey rear extension would extend 3.25 metres from the rear of the dwelling, and it is single storey in nature. A window and bi-fold doors are proposed on the side elevation, however the single storey nature ensures that there are no concerns relating to neighbouring amenities on loss of light or overlooking grounds. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set 1.4 metres from the boundary with the neighbouring property, but an eaves height of 2.6 metres shows compliance with this guidance relating to overbearing. Overall, the proposed extension poses no harm to neighbouring amenities.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion, the implementation of a rear extension measuring 3.5 metres in depth

would result in a conflict with this guidance as the remaining garden length would be reduced to approximately 6.9 metres. However, considering that the plot is approximately 17.6 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it will not be detrimental to the enjoyment of the current and future occupiers.

Conclusion:

For the reasons stated 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, 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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	9 September 2025
Earliest date for decision:	5 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/09/25

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	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: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to 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
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind TurbineAviation
1	All works exceeding 90 metres (295.3 feet)	YES YES

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UJ1054	Ecology Officer, Green Infrastructure Team

2	Bat survey required for planning applications that involve roof modification or demolition.UJ1055 Infrastructure Team	Ecology Officer, Green
3	Bat survey required for planning applications that involve roof modification or demolition.UK1054 Infrastructure Team	Ecology Officer, Green
4	Bat survey required for planning applications that involve roof modification or demolition.UK1055 Infrastructure Team	Ecology Officer, Green

Great Crested Newt Impact Risk Zones | Total count: 1

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

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101254322231-res=11401&location=478930,164778%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	Closest Approximate Distance
1	Finchampstead Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Finchampstead CP	0 m