

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250338
Site Address:	406 Finchampstead Road, Finchampstead, Wokingham, RG40 3RA
Expiry Date:	11 April 2025
Site Visit Date:	21 February 2025
Proposal: Householder application for the proposed single storey side and rear extension. Plus, the erection of a pitched roof above the porch and changes to fenestration. Following the demolition of the existing garage. (part retrospective).	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
231932	Householder application for the proposed erection of a single storey front extension, plus	Approved 05/10/23

	the erection of a detached outbuilding to form a double garage.	
140712	Part retrospective application for change of pitched roof to flat roof with lantern on rear elevation (amendment to planning consent F/2013 /1988)	Approved 22/12/14
131122	Proposed erection of single storey front, side and rear extensions to dwelling, following demolition and removal of existing garage.	Approved 02/12/13

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: Object, the building is too close to the neighbouring property. Officer response: The approved planning application 131122 would have the same separation distance as the current proposal and given its single storey it would be considered acceptable in this instance. Work has commenced on this permission 140712 and the build has started. Therefore, the position and location of the wall adjacent to the boundary can still be built under the previous planning approval.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context & Site Description: The application site is situated within a Modest Development Location of Finchampstead, where the principle of residential development is acceptable. The residential properties in the locality vary from bungalows to two storey detached dwellings. The application site is a bungalow.

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 pitched roof is the retrospective part of the application. A flat roof garage in a similar location was previously approved under application 231932. The pitched roof would complement with the other gable end pitched roof elements on the front elevation and would be set down, appearing as subservient addition. Therefore, such alteration is a minor and would improve the appearance of the dwelling and would not harm the street scene.

The single storey side and rear extension would be approx. 9.87m in length, 8.97m in width and 4.70m in height. The extension would be not project forward of the building line and be set back from the front building line, whilst also matching the roof form of the existing dwelling and being set down with a lower roof height, thus appearing as a subservient feature to the main dwelling. The rear element wouldn't be visible from public locations. Hence, this aspect of the proposal would not have an adverse impact on the character of the host property or surrounding area. Furthermore, whilst the side extension would be visible to the front, given there would be limited visibility from the street with the mature and extensive hedging of significant height to the front, it is not considered to harmfully impact on the character of the area.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling.

Whilst there would be a separate entrance for bed 2, it would share a kitchen facility, therefore no concerns in regards to becoming a separate dwelling.

Neighbouring Amenity:

Overlooking: The door/windows to the front would overlook onto hedging to the front of the property and would be significantly set back from the street, thus no harmful overlooking. The existing fencing along the boundary of no.404 would prevent any overlooking onto side windows of no.404.

The addition of the bath window on the side elevation facing no. 404 is well setback from the property boundary and unlikely to create any overlooking issues.

The double doors would look onto the side boundary of no.408, thus no overlooking concerns.

The property already has 3 ground floor windows on the rear elevation and this would not change. The rear windows for bed 1 and bath room would overlook onto the garden of the property and as such no harmful overlooking concerns.

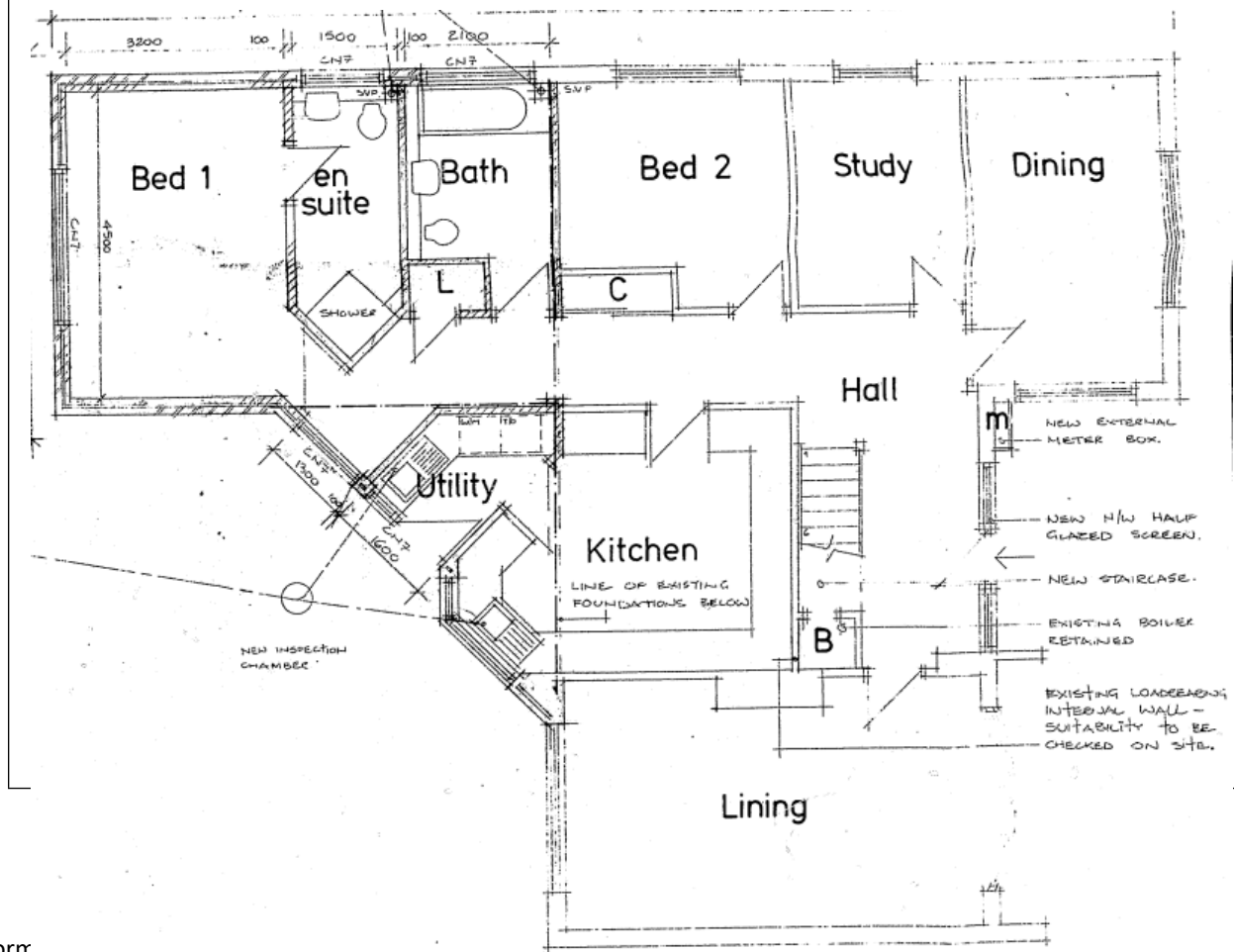
An high level obscure glazed window to the En-suite added and would not result in harmful overlooking.

Loss of Light: The proposed extension is single storey and would be set down and lower in height in comparison to the main dwelling. The proposed side and rear extensions contain modest height with hipped roofing that slopes away from the adjacent boundaries. Therefore, it would not cause significant impacts from loss of light to the neighbouring properties.

No.404 does have 4 ground floor windows, with two being obscured glazed and two not obscured glazed. As the side extension would extend approx. 3.90m further forward than the existing garage, there is concern with regards to loss of light. Both en-suite and bath windows are classed as non-habitable rooms, therefore on concern.

As a result of the side extension, there is a potential loss of light to the side window of bedroom 2 of no.404. Whilst a line of 45* degrees would marginally be breached as a result of the extension, the 45* degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is considered minimal and only a limited amount of light would be lost to bedroom 2. Also, more than 50% of available daylight would still reach the affected window, with the purpose of the guideline is to prevent significant loss of daylight rather than to prohibit any reduction at all. Therefore, it is not considered to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light.

In addition to this the previously approved permission 140712 has a similar relationship to no. 404. and no objections were raised at this time.



Ground floor plan of no.44: Application reference: 23982

Overbearing: The proposed extension is single storey and would be set down and lower in height in comparison to the main dwelling. The side extension would be set back from the front building line and the rear extension would not project significantly beyond rear building lines of the neighbouring dwellings. Therefore, it is considered that overbearing impacts on the adjoining properties will be kept to an acceptable level.

Highway Access and Parking Provision: The proposal will increase the numbers of habitable rooms from 5 to 6 and demolish the existing garage of dimensions 5.4m x 2.7m. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Approved parking provisions will be retained in planning application 231932.

According to the WBC Car Parking Standards, the development of such scale in Village location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of parking provisions will remain suitable for this proposal, which is acceptable.

The highway officer has requested a cycle parking condition, however given the nature of the application such is considered to be unnecessary.

Ecology: Following the submission of the Preliminary Roost Assessment (Plan Ecology, Ref 771, July 2023) there are no ecological objections provided Informative I17 is included in the planning decision notice.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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
Date:	10 April 2025
Earliest date for decision:	7 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10 April 2025