

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251274
Site Address:	Bracken Ridge, Heath Ride, Finchampstead, Wokingham, RG40 3QN
Expiry Date:	6 October 2025
Site Visit Date:	11 July 2025
Proposal: Householder application for the proposed erection of a single storey rear extension with 4 no. lantern rooflights, porch modification, recladding of first floor elevations and alterations to the eaves, removal of chimneys, installation of rooflight, changes to fenestration.	

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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Finchampstead Neighbourhood Development Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
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33456	Demolition of existing detached garage and erection of two storey side/front extension to provide double garage with workshop behind ground floor with bathroom/ dressing room above.	Approved 14/07/1989
980267	Proposed Alterations To Roof To Form More Rooms At First Floor Level And Front Porch Extension.	Approved 08/02/1999
082206	Proposed single storey front and side extension to dwelling plus two rear dormer extensions to roof and rooflights to front and both side elevations.	Approved 07/05/2008

CONSULTATION RESPONSES

Internal

WBC Highways -No objection.
WBC Landscape and Trees – No objection.
WBC CIL – No comments received.
WBC Ecology Newts – No objection, subject to informative.
WBC Ecology – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	Two letters of support received.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property set within a large plot on the southern side of Heath Ride, Finchampstead. Heath Ride is a designated Restricted Byway which runs the length of the road. The application site is outside of settlement limits within countryside.

The host dwelling is a set back from the road behind a large front garden and driveway providing on-site parking.

The material palette of the existing dwelling consists of render, brick and hung tiles.

Proposal:

This application seeks approval for the erection of a single-storey rear extension with a flat roof and four roof lanterns, and a single-storey front extension to create a porch following the removal of the existing porch. Also proposed are changes to the front and rear elevations at first-floor level which include removing the existing vertical hung tiles

and to batten out and clad with tile hanging to match the existing. The chimney in the existing single-storey rear extension would be removed and one rooflight inserted into the pitched roof to serve a snug.

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 outside of settlement limits where in order to protect the separate identity of the countryside and maintain the quality of the environment proposals must comply with Core Strategy Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The other parts of CP11 are not relevant here.

In this instance, the proposed development would be contained within the existing building lines of the host dwelling and does not constitute excessive expansion of development away from the original building and is acceptable in principle.

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The application site and surroundings appear spacious and verdant which maintains an open character to the countryside setting. The proposed single-storey rear extension would be effectively infill space between the existing kitchen, family room and utility.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments. Policy CP11 states that the development should not lead to excessive encroachment or expansion of development away from the original building. The proposed extension would be set back from the rear building line of the existing kitchen by more than 5m and set in from the flank walls by more than 3m, thus would not be considered excessive expansion away from the main house. Due to the location of the rear extension, the proposed development would not be visible from the public realm as the built form of the main house and garage would prevent any views. In addition, the proposed chimney to be removed is sited above the existing single-storey extension to the rear, and the insertion of the additional rooflight would be within the existing rear pitched roof. Therefore, as the changes are proposed to the rear, there

would be limited views of the changes from the road. Therefore, the proposed changes to the rear of the property would have no adverse impact on the character of the host dwelling or local setting.

For front extensions, the BDG recommends 'Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line'. The proposed porch would comply with this guidance; it would measure approximately 2.94m in width, 1.7m in depth and would be of a similar size to the existing porch that would be removed. The porch would be constructed from brick piers to match the existing porch and tiles to match existing. The proposed porch extension would be of a modest size and would be appropriate in scale and mass to the proportions of the main dwelling. By virtue of the proposed porch extension retaining a traditional style with the proposed hipped roof complementing the hipped roof form of the main roof, it is considered that the single-storey front extension would have a neutral impact on the character of the host dwelling and street scene.

The proposal includes alterations to the front and rear elevations at first-floor level. This would include the removal of the existing vertical hanging tiles and erection of a new wall using battens to create a continuous flat surface along the front and rear elevations with a single level eaves height. The overall design would not be significantly different to the property frontage as existing but would simplify the design and result in a more streamlined building form. The new walls would be clad with vertical tile hanging to match the existing hung tiles. Therefore, as the changes would not result in a significant visual change to the property façade, there would be no detrimental impact to the character of the host dwelling or countryside setting.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The closest neighbouring property to the west is Tanglewoods which would be more than 8m from the proposed extensions, Farthings Lodge to the east would be more than 20m away. Therefore, due to the significant separation distances and single storey nature of the extensions, there are no detrimental impacts of this nature that would be generated from the proposal.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms in the property. The council's Highways officer was consulted and raised no objection. They commented: *"According to the WBC Car Parking Standards, the proposed development in a Village location will require three parking spaces within the red line boundary. The 21m long driveway will have sufficient spaces for more than three driveway parking spaces which is acceptable. No negative impacts on abilities for cycle storage are expected, which is acceptable"*.

Landscape and Trees:

The application site is located in designated countryside. The council's Trees and Landscape officer was consulted and raised no objection to the proposal, they concluded: *"The site is located in the countryside and there are no TPO trees within or adjacent to the site. There are no tree or landscape objections to the proposals as these will have no significant impact on the wider landscape character of the area. The*

proposals also don't appear to require any changes to the parking arrangement to the front of the dwelling and therefore no changes to the existing vegetation are proposed".

Ecology:

The application site is located in an area suitable for bat roosts. A preliminary bat survey was submitted to support the application which concluded that emergence surveys were required to confirm the status of a known roost. Three bat dusk surveys were undertaken between August and September and two bats were seen emerging from the property and several others were observed to be using the site for feeding and commuting.

The ecologist states on page 5 of the emergence report (Ref: CE4860-01) that if all guidance and recommendations within appendix one (mitigation) of the report were implemented, there would be a low impact of the proposed development on the protected species. It is therefore necessary to condition the recommendations set out in the mitigation section of the Emergence Survey to ensure that the protected and priority species are not adversely affected by the proposal.

The applicant should note that a licence from Natural England for development works affecting bats will need to be obtained before the works commence.

Conclusion:

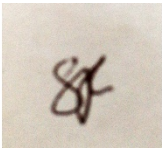
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	29 September 2025

Earliest date for decision:	24 July 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	17.10.25

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 Countryside Countryside

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

1 Public Rights of Way in Wokingham Borough Public Rights of Way Officer, Green Infrastructure Team Restricted Byway

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: 2

FEATURE_TYPE FEATURE_NAME CONSULT_WHEN

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

2 Aerodrome Safeguarding: Farnborough Consultation Zone Consultation zone 1 Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

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

Water Network Watercourse Consultation Zone | Total count: 1

watercourseName form

1 No data inlandRiver

Risk of Flooding from Surface Water | Total count: 8

FEATURE_TYPE FEATURE_NAME

1 Environment Agency Surface Water Flood Zones 1 in 30 year risk extent

2 Environment Agency Surface Water Flood Zones 1 in 30 year risk extent

3	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
4	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
5	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
6	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
7	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
8	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 10

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	XN1082	Ecology Officer, Green
	Infrastructure Team		
2	Bat survey required for planning applications that involve roof modification or demolition.	XO1080	Ecology Officer, Green
	Infrastructure Team		
3	Bat survey required for planning applications that involve roof modification or demolition.	XO1081	Ecology Officer, Green
	Infrastructure Team		
4	Bat survey required for planning applications that involve roof modification or demolition.	XP1076	Ecology Officer, Green
	Infrastructure Team		
5	Bat survey required for planning applications that involve roof modification or demolition.	XP1077	Ecology Officer, Green
	Infrastructure Team		
6	Bat survey required for planning applications that involve roof modification or demolition.	XP1078	Ecology Officer, Green
	Infrastructure Team		
7	Bat survey required for planning applications that involve roof modification or demolition.	XP1079	Ecology Officer, Green
	Infrastructure Team		
8	Bat survey required for planning applications that involve roof modification or demolition.	XQ1076	Ecology Officer, Green
	Infrastructure Team		
9	Bat survey required for planning applications that involve roof modification or demolition.	XQ1077	Ecology Officer, Green
	Infrastructure Team		
10	Bat survey required for planning applications that involve roof modification or demolition.	XQ1078	Ecology Officer, Green
	Infrastructure Team		

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	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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2 Great Crested Newt Impact Risk Zone Red For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Householder | Total count: 1

FEATURE_TYPE FEATURE_NAME CONSULT

1 Great Crested Newt Impact Risk Zone - Householder Applications Red This Amber/Red Zone is within 50m of a known pond. Consult NatureSpace for Householder applications

Great Crested Newt Impact Risk Zones - Minor | Total count: 2

FEATURE_TYPE FEATURE_NAME CONSULT

1 Great Crested Newt Impact Risk Zone AmberConsult NatureSpace for any minor development that intersects a red or amber zone in this layer

2 Great Crested Newt Impact Risk Zone Red Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 2

IRZURL

1 <https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&es=11401&location=481766,166418>
%20(IRZ%20polygon%20centre)

2 <https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000432000&es=11401&location=480059,163550>
%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: 2

FEATURE_TYPE Name

1 Landscape Character Assessment 2019 Finchampstead Forested and Settled Sands

2 Landscape Character Assessment 2019 Finchampstead Ridges 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