

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242885
Site Address:	343 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH
Expiry Date:	10 January 2025
Site Visit Date:	7 January 2025
Proposal: Householder application for the proposed erection of a single storey rear/side extension plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Green Route

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242884	Application for a certificate of lawfulness for the proposed erection of an outbuilding to rear.	Approved: December 2024
210316	Householder application for proposed erection of a front fence and gate.	Approved: March 2021
060978	Application for a certificate of proposed lawful development for the conversion of existing garage to bedroom with ensuite.	Approved: June 2008
961538	Proposed Single Storey Rear Extension To Form Conservatory	Approved: November 1996

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection
External
None

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

APPRAISAL
The application site is located within a residential area of Finchampstead. This application seeks planning permission for the erection of a single storey extension to the host dwelling. 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: By virtue of its modest scale and position towards the rear of the property, the proposed extension would have negligible street presence, thus limiting the impact on the wider character of the area. In any case, the extension is appropriately designed and would appear as an acceptable addition to the host dwelling. The proposal complies with policies CP1 & CP3 of the Core Strategy in this respect. Neighbouring Amenity: The modest eaves height of the enlargement would prevent any unacceptable loss of light or overbearing impact to the adjacent site, No.345 Nine Mile Ride. The altered and additional elements of fenestration pose no added overlooking concerns. Landscape and Trees: Nine Mile Ride is a Green Route and in the context of the application site, features a green backdrop beyond the rear of the dwelling, which is in Countryside and subject to Tree Preservation Order (TPO) 555/1992. The development would not impact the appearance of the property as viewed from the Green Route and would not obscure the green backdrop any more than the existing built form. Trees of amenity on/adjacent to the site would not be impacted as they are not proximate.

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:	Not required
Recommendation:	Approve
Date:	7 January 2025
Earliest date for decision:	9 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	7 January 2025