

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251758
Site Address:	145 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG
Expiry Date:	17 October 2025
Site Visit Date:	30/04/2024 – See PA 240972
Proposal: Application to vary conditions 2, 5 and 6 of planning consent 240972 for the proposed erection of a new replacement dwelling and garage. Following demolition of existing residential dwelling. Condition 2 refers to the approved details, 5 to tree protection and 6 to landscaping, and the variation is to alter the design of the dwelling, make the garage into a detached structure and to update tree protection and landscaping details in accordance with this.	

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 CP6 – Managing Travel Demand 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update	SS1 – Sustainable development principles SS4 – Development within or adjacent to minor settlements SS5 – Development in the countryside FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity

(LPU)	NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
02973	Extensions	Approved 07/08/1975
07837	Extension to living room	Approved 16/03/1978
27659	Games room extension	Approved 25/06/1981
970251	Single storey rear extension to dwelling.	Approved 29/07/1997
012398	Application for a certificate of proposed lawful development for the proposed construction of a tennis court with 3 metre fencing	Approved 23/06/2001
040500	Application for a certificate of proposed lawful development for the erection of a single storey building to accommodate a swimming pool, games room and storage space.	Refused 07/12/2004
102170	Application for a certificate of lawful proposed use for the use of land as residential curtilage.	Approved 09/07/2010
142091	Proposed demolition of existing bungalow and erection of replacement dwelling with integral garage. Closure of existing access and formation of new access.	Approved 06/02/2015
143286	Proposed erection of additional storey to dwelling and alterations to fenestration.	Approved 20/10/2014
161709	Application to vary condition 4 and 11 of planning consent F/2014/2676 for the demolition of existing bungalow and erection of new dwelling. Condition 4 to be reworded as 'Within 3 months of the occupation of the new house, to demolish the outbuilding identified on drawing	Refused 18/08/2016, Split decision at appeal – condition 4

	PL- 2001, as and alternative to the demolition of the existing bungalow, and to erect plot boundaries as shown on the plan.' Condition 11 access to be removed.	remains whereas condition 11 was removed.)
173023	Application to remove planning condition 2 (as varied by appeal decision of application 161709) of the appeal decision (3159432) of planning application 161709 (Application to vary condition 4 and 11 of planning consent F/2014/2676 for the demolition of existing bungalow and erection of new dwelling) and replacement with a new condition to state; 'The existing bungalow shall be partially demolished as shown on approved plans, with all resultant materials removed from the site within 3 months of the first occupation of the dwelling hereby approved. The retained building shall be used as accommodation for staff and family members only, and shall not be separately let or sold.	Refused 19/12/2017, dismissed at appeal 03/12/2018
230846	Application for a certificate of existing lawful development for the use of an outbuilding as a single dwelling.	Approved, 16/06/2023
240972	Full application for the proposed erection of a new replacement dwelling and garage. Following demolition of existing residential dwelling.	Approved, 13/11/2024

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections.
WBC Highways – No objections
WBC Landscape and Trees – No objections
WBC CIL – This development will be liable for CIL.
WBC Ecology – No objections

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description and Proposed Development:

The application site is located on the western side of Nash Grove Lane which is characterised by low density housing set within mature landscaping.

This application seeks to vary Condition 2 of planning permission 240972, which relates to the approved plans, alongside associated variations to Conditions 5 (tree protection) and 6 (landscaping). The primary amendment concerns alterations to the approved design of the dwelling, including the separation of the garage to form a detached structure. The updates to tree protection and landscaping details are consequential to these design changes.

The proposed design alterations and extensions include the following:

- Introduction of a detached two-bay garage.
- Erection of a first-floor side extension to the south.
- Erection of a two-storey rear extension.
- Removal of a chimney breast.
- The installation of a front porch canopy.
- Alterations to the front driveway layout, including new hardstanding and landscaping changes.
- Modifications to the fenestration.

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 in the countryside and therefore must be assessed against policy CP11. The policy states that proposals outside of development limits will not normally be permitted except where relevant:

- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 5) In the case of replacement dwellings the proposal must: i) Bring about environmental improvements; or ii) Not result in inappropriate increases in the scale, form or footprint of the original building.

The principle of a replacement dwelling in the countryside has been established through the granting of planning permission ref 240972. The proposal now includes introduction of a detached two-bay garage, the erection of a first-floor side extension to the south and erection of a two-storey rear extension.

While these additions would increase the overall volume of built form, the extensions remain proportionate to the approved dwelling and are appropriately contained within the established curtilage. The detached garage would be positioned directly adjacent to the northern elevation, maintaining a compact and cohesive relationship with the main house. The two storey side projection to the south, though of increased height and length, is notably narrower than that previously approved, retaining a generous 9.4 metre separation from the southern boundary. As a result, the overall width and spread of development across the plot would remain comparable to the approved scheme and would not result in excessive encroachment.

As identified under the original consent, the replacement dwelling, although significantly larger than the bungalow it replaced, was accepted on the basis that it occupied a more appropriate siting, had a compact footprint, and introduced landscape and visual improvements consistent with the established pattern of development along Nash Grove Lane. The proposed variations would not undermine these conclusions; the dwelling would continue to respect the character and spatial qualities of its surroundings, maintaining the balance between built form and open garden space that was integral to the original approval. Consequently, the proposal is considered to remain compliant with Policy CP11.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life.

Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The character of Nash Grove Lane and the surrounding area is distinctly varied, with numerous properties of different types lining the road in a linear fashion, often being well set back from the road with a mixture of small trees, hedgerow and shrub located within front gardens areas which contributes to the area's verdant, suburban character. Properties along this road vary in style and design, with a mix of architectural features such as side gables, front feature gables, hips, half-hips etc. The majority of properties are either single storey or one and a half storey in height, however, there are several, two storey dwellings scattered along this road. The application site effectively marks end of built development along the western side of Nash Grove Lane and the start of open countryside.

The proposed first-floor side extension and two-storey rear extension have been designed to remain sympathetic to the main dwelling form, incorporating matching roof forms and being set down from the primary ridge to ensure subservience. The extensions and alterations retain the traditional character of the property, including hipped roofs, front gable ends, projecting window gables, and windows with muntin bars, which collectively reflect the local vernacular features found along Nash Grove Lane.

The proposed materials, including light red multi-brick, cream Tudor-style mock front gable ends, and brown roof tiles, are consistent with surrounding dwellings and complement the rural edge of settlement character, reinforcing a sense of cohesion with both the built and natural environment.

The proposed detached two bay garage would be modest in size, scale, and design. Its simple form, hipped roof, and traditional materials would be reflective of ancillary structures found elsewhere along Nash Grove Lane. As such, the element of the proposals would not adversely impact the character of the area.

Given the modest scale, subservient design, and contextual material palette, the proposed alterations would not dominate the plot or appear out of character with Nash Grove Lane. On balance, the extensions are proportionate, visually appropriate, and maintain traditional detailing, and are therefore considered to have an acceptable impact on the character and appearance of the area in accordance with Policies CP3 and CP9 of the Core Strategy and the guidance contained within Section 4 of the Borough Design Guide.

Housing Design:

Internal Amenity

The proposal includes several non-habitable rooms, including a utility room, storage area, and bathrooms. Notwithstanding these additions, the overall dwelling continues to comply with the Nationally Described Space Standards and is therefore considered acceptable.

External amenity

The proposed level of outdoor amenity space is identical to that previously assessed under application 240972 and, as such, the assessment remains acceptable.

Neighbouring Amenity:

Overlooking:

The views from the proposed fenestration would be comparable to those approved under application 240972, and the separation distances would continue to comply with R15 of the Borough Design Guide SPD. Accordingly, any potential overlooking or loss of privacy is expected to be minimal.

Loss of Light and Overbearing:

The proposed dwelling and detached garage would be suitably located away from the adjacent neighbouring properties not to pose any unreasonable concerns to any neighbouring properties.

Highway Access and Parking Provision:

There will be no net increase the total numbers of habitable rooms. The proposed garage of dimensions 6.1m x 6m can fully meet the council's requirement for parking two cars, which is acceptable.

While the proposed parking and turning head are amended, the proposed driveway

will have ample spaces to accommodate more than three parking spaces.

As such, the Council's Highways Officer considers that there will be no additional demand for car parking and no reduction in parking provisions.

Flooding and Drainage:

The proposed alterations, including extensions to the dwelling, the introduction of a detached garage, and modifications to the driveway layout, would collectively result in a modest increase in hardstanding. This increase is not considered to materially affect the drainage assessment undertaken under application 240972. As previously requested by the Council's Drainage Officer, details of the site's drainage system remain necessary and will be required to be submitted and approved for the proposed scheme.

Landscape and Trees:

The Council's Trees and Landscape Officer has reviewed the revised and updated arboricultural information (Merewood Arboricultural Consultancy Services, dated August 2025) and notes that trees T1 and T9, both Ash, are suffering from Chalara. As such, the fact that the proposed garage does not encroach into their root protection areas is not considered a concern. Tree T2, a Holly, is also proposed for removal.

The Trees and Landscape Officer acknowledges that a replacement Hornbeam is proposed; however, it would be advantageous to supplement this with large native boundary trees such as Oak, Lime, or Chestnut, which are more characteristic of the prevailing streetscape along Nash Grove Lane. Despite this, the Trees and Landscape Officer considers the updated information acceptable and raises no objection to the soft landscape proposals. Conditions 5 (Tree Protection) and 6 (Landscaping) of planning consent 240972 will be amended accordingly to reflect these updates.

Ecology:

The Council's Ecology Officer has reviewed the Soft Landscape Proposals and considers that, provided the development, landscaping, and tree protection measures are implemented in accordance with the Preliminary Ecological Appraisal and Preliminary Roost Assessment Report (Section 7.0 and 9.0, aLyne Ecology, Version 001) and the Supplementary Protected Species Report (Sections 2.27–2.30, The Ash Partnership, May 2024), there are no ecological objections to the amended plans.

However, the Officer does not support the reseeded of the modified grassland or the loss of biodiversity habitat to create amenity grassland, nor the infill of the pond. Application 240972 was submitted after 2 April 2024, when biodiversity net gain became a statutory requirement for minor developments. The loss of habitat without appropriate compensation is therefore not justified and would not comply with planning policy. The potential impacts on wildlife arising from the proposed reseeded to the west of the site and pond infill have not been assessed by the submitted ecological reports, and no compensation has been secured to demonstrate that there

would be no net loss, or that a 10% biodiversity gain would be achieved.

The Case Officer notes that no additional ecological reports have been submitted with this variation application, as the proposed changes would not have significant ecological impacts. A suitable condition will be attached to any approval to ensure that the development is carried out in accordance with the measures set out in the Preliminary Ecological Appraisal and Preliminary Roost Assessment Report originally submitted under planning consent 240972.

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:	Approval
Date:	15 October 2025
Earliest date for decision:	13 September 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.10.2025