

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252276
Site Address:	1 Copse Way, Finchampstead, Wokingham, RG40 4EJ
Expiry Date:	6 February 2026
Site Visit Date:	13 November 2025
Proposal: Application to vary condition 4 of planning consent 222144 for the proposed conversion of garage to create habitable accommodation, first floor side extension and changes to fenestration. Condition 4 refers to obscure glazing and the variation is to allow obscure glazing with casement window fitted with restricted opening. (part-retrospective)	

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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
222144	Householder application for the proposed conversion of garage to create habitable accommodation, first Floor side extension and changes to fenestration	Approved 27/10/22
231976	Application for non-material amendment to planning consent (222144) to allow for the addition of a front dormer and changes to store layout, with alterations to the doors.	Approved 23/08/23

CONSULTATION RESPONSES

Internal
None consulted
External
None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: Object to the application to vary condition 4 of planning consent 222144. The original
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	condition was imposed to safeguard the residential amenities of neighbouring properties, and any reduction of these protections should be refused. In accordance with the planning consent, the two en-suite windows in the side elevation of the development shall be fitted with obscured glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed. Officer response: Addressed in report.
Ward Member(s)	Cllr Rebecca Margetts: Object, the variation in condition 4, which allows casement opening windows, differs from the original plans and may result in overlooking of neighbouring properties. The original planning application specified windows that were obscured and could only be opened 1.7m above the finished floor level; this should be adhered to in order to prevent loss of privacy for adjacent properties. Officer response: Addressed in report.
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached 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.

This application is made under Section 73A of the Town and Country Planning Act 1990 for retrospective planning permission for development as originally carried out. Specifically Section 73A(1) & s73A(2)(c) provide that "On an application made to a local planning authority, the planning permission which may be granted includes planning permission for development carried out before the date of the application [...] without complying with some condition subject to which planning permission was granted".

As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The principle of development at the site was established with the granting of 222144. Condition 4 refers to obscure glazing and window opening restrictions and the variation is to allow obscure glazing with casement window fitted with restricted opening.

Character of the Area: The obscure glazing windows fitted with restricted opening is a minor change which would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The original permission included a condition requiring the two en-suite windows in the side elevation of the development facing 25 Carolina Place fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained. This was to safeguard the residential amenities of no.25.

The two windows implemented are top-hung outward projecting windows without any restrictions, they remain obscure glazed (see below).



The windows installed are a top hung double-glazed casement windows from Castle Windows with the frosted effect for full translucency. The proposed restrictor would be Jackloc The Perma Window Restrictor Black (from Screwfix) with a 200mm opening. This has not yet been installed.

Given the windows remain obscure glazed, which prevents direct views towards neighbouring dwellings and gardens and the restrictor would limit the degree of opening to a small amount sufficient only for ventilation. It is therefore considered that, with the glazing maintained as obscure and the openings restricted, the proposed variation would not result in any material increase in overlooking or loss of privacy to neighbouring occupiers as only 200mm of the garden (grassed area) would be visible and there would be no view of the patio or towards the patio doors of the property. Furthermore, this would be at cill height rather than eye level due to the nature of the opening. A revised condition is included to ensure the windows are permanently obscure glazed and a separate new condition relating to restrictors fitted limiting the extent of opening.

This alternative measure to prevent any impact on neighbour amenity does not meet the requirements of the condition therefore an amended condition is proposed to retain the restrictor in perpetuity.

Loss of Light/Overbearing: No loss of light/overbearing concerns.

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

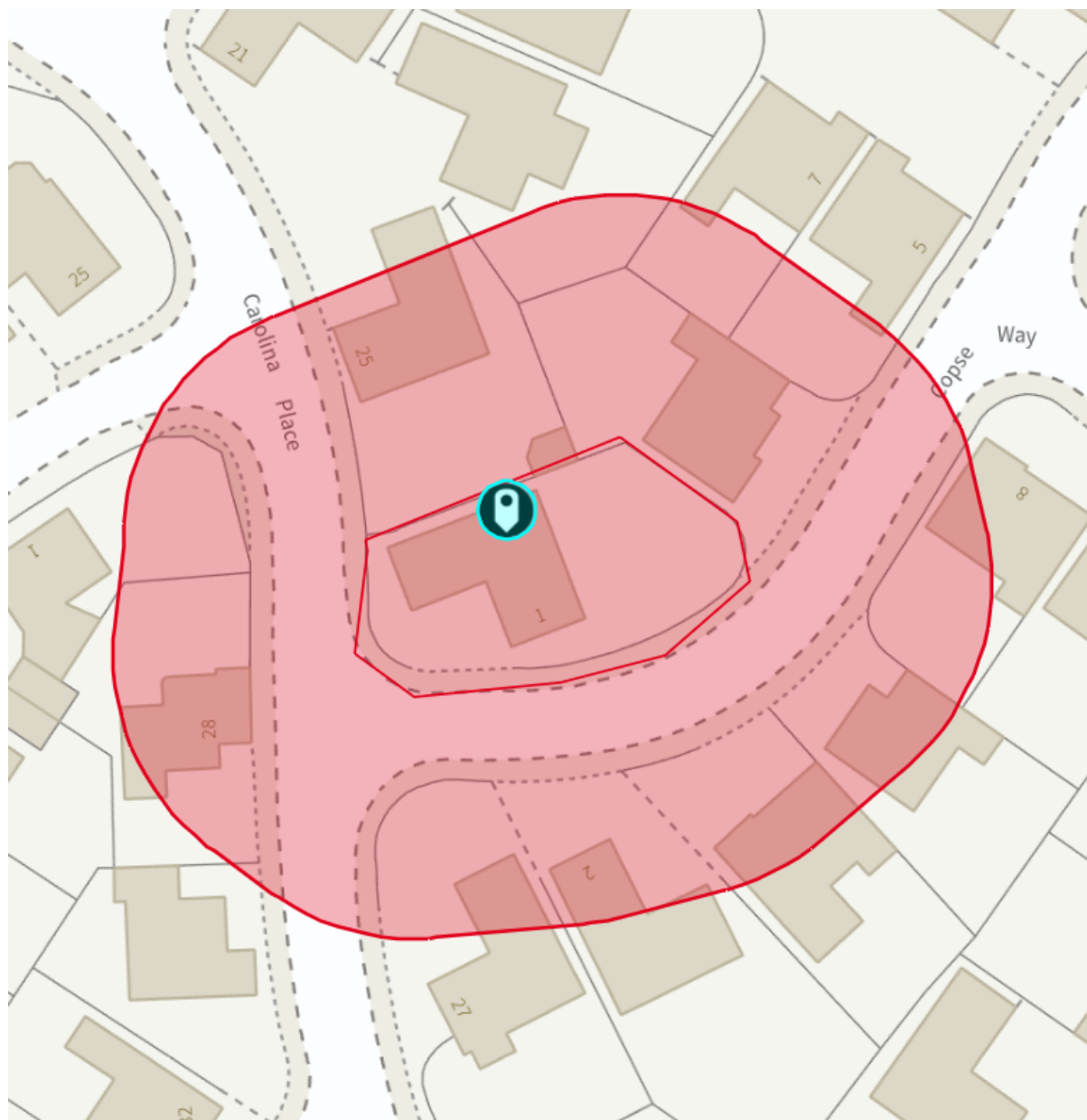
Conditions agreed:	Not required
Recommendation:	Approve
Date:	4 February 2026
Earliest date for decision:	4 November 2025

Recommendation agreed by: (Authorised Officer)	
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Date:	4 February 2026
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PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

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
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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.
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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 Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
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1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

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.	UO1032	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UO1033	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UP1032	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UP1033	Ecology Officer, Green Infrastructure Team

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=0101054322201-res=11401&location=478988,165771%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

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

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0730-1995	Single	Confirmed

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead CP	0 m