

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250614
Site Address:	378 Finchampstead Road, Finchampstead, Wokingham, RG40 3LA
Expiry Date:	13 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed erection of a two storey rear extension. Plus, the erection of a single storey side extension, installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
032193	Proposed single storey rear extension to dwelling.	Approved: April 2003
992210	Proposed Enlargement To Existing Rear Dormer Extension on Dwelling	Approved: July 1999

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS	
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Finchampstead Parish Council	No objection
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Ward Member(s)	No comments received
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Neighbours	One letter received requesting that the windows and doors facing North/East be translucent and that the jointly owned Boundary Wall between Nos.376 & 378 not be demolished, unless after discussion and obtaining agreement from No.376.
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APPRAISAL

Context: The application site is located within a residential setting of Finchampstead. This application seeks planning permission for the erection of a two-storey rear extension, with an adjoining single storey component.

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: Despite the relatively large scale of works proposed, the majority of the additional built form would be located to the rear of the property and would therefore have minimal bearing on the character of the street or wider area.

Notwithstanding the above, the impact of the development on the dwelling itself must be considered. The extension would protrude approximately 7.2 metres from the main rear wall of the property, however, it would only slightly extend beyond the existing rear ground floor extension. Accordingly, the development would be contained within the built envelope of the existing building and would therefore appear as a subordinate addition to the host dwelling.

Further to the above, the design of the extension is considered to respond well to the original property and the built attributes seen in the wider area, with an emphasis on gable form being adopted within the development.

The proposal also comprises alterations to existing external finishes, most notably the introduction of cement boarding to the front elevation and white cladding to areas of the existing front facing dormer. These changes would be in accordance with the

contemporary finishes intended for the proposed rear extension, as well as the high degree of personalisation amongst the surrounding houses.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The proposed rear-facing window on first floor elevation of the development would provide oblique views of the neighbouring sites rear gardens, however, this would not result in direct overlooking. Whilst the position of the rooflights would provide more direct views into the adjacent sites, the nature of such fenestration is to provide daylight to habitable rooms, not an outlook. Accordingly, the inclusion of the features would not have an adverse impact on the privacy of the neighbouring occupants.

Loss of Light & Overbearing: Given the relatively large increase of built form proposed adjacent to No.376, any loss of light or overbearing impact to the aforementioned property was afforded significant consideration during the assessment of the scheme. It was discovered through an associated site visit to the neighbouring site that the nearest room to the shared boundary was a utility room, which is a non-habitable room and thus given less weight in the context of loss of light impacts. Furthermore, whilst it is noted that the proposed extension would enclose an area of No.376's private amenity space, this area is not considered to be the most valuable when identifying the usability of the wider rear garden, which would otherwise not be significantly affected by the proposal.

With the matters discussed above carefully assessed, it is concluded that the proposed development would not have an adverse effect on the amenities of neighbouring residents and is therefore acceptable in this regard.

Other Matters: Through representation, the residents at No.376 requested that the jointly owned Boundary Wall between Nos.376 & 378 not be demolished. It appears from the proposed plans that the wall could be retained during the construction process. In any case, if the wall is jointly owned, then this is a matter that would fall under the party wall act. The applicant is reminded that the granting of planning permission does not authorise someone to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent.

Highway Access and Parking Provision: The proposal will result in additional habitable rooms. There is an existing garage and driveway parking for three vehicles, which is to be retained. The level of parking meets WBC parking standards and is therefore considered acceptable to serve the development.

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:	8 May 2025
Earliest date for decision:	8 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	8 May 2025