

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250757
Site Address:	222 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD
Expiry Date:	28 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed erection of a two-storey front extension, single storey rear extension plus changes to fenestration following demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Badger Setts Consultation Zones
Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Green Routes and Riverside Paths
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Green Routes and Riverside Paths Consultation Zone

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 CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character

Other	Borough Design Guide Supplementary Planning Document
--------------	--

PLANNING HISTORY

Application No.	Description	Decision & Date
020884	Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling.	Refused 28/05/02
020959	Proposed erection of one replacement dwelling. Demolition of existing dwelling.	Approved 09/09/02
031789	Proposed erection of car port to front of dwelling.	Refused 16/06/03

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC Ecology: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: No objection
Ward Member(s)	No comments received
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.

Character of the Area: R1 design principle within the Borough Design Guide states that *‘residential development should be designed to contribute positively toward the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing’*. The street scene in the surrounding area is varied in style and design of properties. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

The Borough Design Guide states *“porches should generally project less than 2m forward of the building line”*. The open front porch would project 0.50m forward of the building line, thus complying with the BDG. The front porch would be a modest addition and given it's set back from the road by approx. 14.50, it would not harm the street scene. Also, the front porch would be screened by the gate so would not be particular visible from the public realm. Furthermore, there are examples of front porches along the street including 215 Nine Mile Ride with the proposed design of the front porch very similar to that of no.215.

The Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would be 2 storey in height and slightly project forward of the building line, thus not compliant with the BDG. However, the BDG also states that *“generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line”*. The projecting gable would be set back from the road by approx. over 15m and would not project further than the varied building line along Nine Mile Ride, with it still set behind the building line of both no.220 & no.224. The projecting gable would be set down from the main dwellings ridge height and would appear a subservient feature to the main dwelling as well as matching the roof form of part of the main dwelling. As a result of the varied character along the street, such feature would not harm the street scene so is considered acceptable. Furthermore, a similar proposal has previously been approved at 216 Nine Mile Ride (201291). It's clear the proposal has taken design inspiration from 216 Nine Mile Ride and therefore would not look out of place and be acceptable.

The single storey cat slide roof rear extension would not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide given the depth would be approx. 3.25m. The extension would be approx. 1.30m from the side boundary and the host property has space to accommodate for such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The front and rear extension would add a window to the front as part of the bathroom and dining room. The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new windows would be similar to the existing in size and proportions of current ground and first floor window along Nine Mile Ride, meaning that the proposal would not negatively harm the street scene. The

proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The side access door for the utility room would not be particularly visible from the street scene and would not harm the character of the area.

The proposed materials are to match the existing, therefore in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The two-storey front extension includes a bathroom window at first floor level, the window would be obscured glazed and therefore no overlooking concerns.

The side door for the utility room would be screened by the existing fence, preventing any overlooking concerns.

The single storey rear extension includes adding 2 windows to the rear overlooking the garden and such outlook would not result in harmful overlooking. The roof light facing no.220 would not result in harmful overlooking.

Loss of Light/Overbearing: Given the nature of the scheme and separation distances from the side boundaries as well as the roof form of the rear extension would slope away from the boundary of no.220. Therefore, the proposal would not result in harmful loss of light or considered to be overbearing.

Highway Access and Parking Provision: The proposal will not result in any additional habitable rooms. The existing level of parking will be retained and this is considered acceptable. The proposed porch extension will not have a significant impact on the driveway.

Landscape and Trees: The site is on a verdant Green Route featuring properties set back from the road, of not particular design style, many of which have been altered over time. The rear boundary is impact by Tree Preservation Order (TPO) 479/1989, A1, on all species alive in 1989. This plot offers public views of a green backdrop.

The application form states that no trees or hedges need to be removed or pruned to carry out the proposal. The officer can see that this would be the case.

The additions are subordinate to the original building, use complementary/existing external materials and do not project forward of the building line. The green backdrop views will be unchanged.

Ecology: Following the submission of the Bat & Badger Scoping Survey Issue One (Crossman Associates, Ref S1222.001, 25 March 2025). If the mitigation and enhancement measures recommended in section 4 of the Scoping Survey report are implemented there are no ecological objections to the development as proposed. The I17 informative should be included on the decision notice.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	Yes
Recommendation:	Approve
Date:	27 May 2025
Earliest date for decision:	25 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27 May 2025