

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261472
Site Address:	The Red Cottage, The Village, Finchampstead, Wokingham, RG40 4JU
Expiry Date:	19 August 2026
Site Visit Date:	11 August 2026
Proposal: Householder application for the proposed erection of part single, part two-storey rear extension, covered side access and changes to fenestration.	

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
000531	Proposed first floor side extension to dwelling	Approved 30 th June 2000

CONSULTATION RESPONSES
Internal
WBC Digital Solutions Scanning- No comments received WBC CIL- No comments received

WBC Ecology- No comments received
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Finchampstead Parish Council raise no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site relates to a detached two-storey dwellinghouse situated within the residential area of Finchampstead, Wokingham. The dwelling occupies a generous residential plot and is bounded by neighbouring residential properties of a similar scale, design and appearance. Planning History: Planning permission was granted under application 000531 on 30 June 2000 for the erection of a first-floor side extension to the dwelling. This development expanded the accommodation of the property and forms part of the site's planning background. Proposal: This application seeks permission for the proposed erection of a part single, part two-storey rear extension, covered side access and changes to fenestration. The proposed single storey rear element will approximately be 6 meters in depth, 12 meters in width and 2 meters in height. This part of the development will accommodate an enlarged kitchen, dining and living space. The proposed two-storey element will approximately be 5 meters in depth, 12 meters in width and 4 meters in height. This part of the proposal will accommodate 2.No additional bedrooms and 1.No bathroom. 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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute

positively towards and be compatible with the historic or underlying character and quality of the local area.

Section 14 of The National Planning Policy Framework (NPPF) places emphasis on securing good design. Paragraph 1 of Design Policy 3 “Key principles for well-designed places” states that “*Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings*”

The proposed dwelling is set back from the highway, with the principal elevation located approximately 13 meters from the highway edge. The frontage is characterised by a substantial area of open amenity space. Whilst there are changes to the front elevation to include a porch to the new side access, it does not exceed the original building line and would remain subordinate in scale to the host dwelling and would not appear unduly prominent within the street scene. Furthermore, the development would retain approximately 14 metres of front amenity space between the porch and the highway boundary, ensuring that the development is set back from the road.

The proposed porch is set down from the eaves of the host dwelling and incorporates a pitched roof design to match the existing.

As such, the proposal would preserve the spacious character of the plot and would not result in harm to the character or appearance of the surrounding area. Moreover, the proposed front porch complies with paragraph 4.11 of the Borough Design Guide SPD regarding front extensions.

Whilst the proposal would increase the overall built form of the dwelling, the extension would remain contained within the rear elevation and would not project above the existing ridge line. The incorporation of a flat roof design, whilst differing from the host dwelling, helps to minimise the overall height and massing of the extension, thereby reducing its visual impact maintaining the extension as a subordinate addition to the host dwelling.

Given its location to the rear of the property, the development would have very limited visibility from the public realm and would not materially alter the character or appearance of the surrounding street scene. Furthermore, the scale, design and massing of the extension are considered proportionate to the size of the host dwelling and would not appear as an incongruous or overly dominant addition. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed part two-storey rear extension has been assessed in relation to its impact upon the amenity of neighbouring occupiers. The extension would be located to the rear of the host dwelling and would remain read as a subordinate addition to the existing dwelling. Whilst the proposal would increase the scale of built form at the rear of the property, the extension would remain well contained within the site and would maintain adequate separation from neighbouring dwellings.

Whilst there are changes to fenestration at ground and first floor level to the north and west elevations, the window on the west elevation is set to be obscurely glazed and will predominantly overlook the garden rather than the neighbouring dwelling 'Laureldene', therefore the proposal would not result in overlooking or a loss of privacy to the neighbouring occupiers. Whilst the extension would be visible from the adjoining property, the separation distances to neighbouring property and the orientation of the site, it is not considered that the proposal would result in any significant loss of light, outlook or an unacceptable overbearing impact.

Highway Access and Parking Provision: There is no change in level of driveway parking available, and no off- street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no comments from the Council's Highways Officer have been raised.

Ecology: The Council's Ecologist has reviewed the submitted Daytime Bat Walkover and Preliminary Roost Assessment (Windrush Ecology, Ref. W7058_rep_18-06-26) and Bat Survey Report and Mitigation Strategy Assessment (Windrush Ecology, Ref. W7058_BSR rep_Red Cottage_18-08-26).

The surveys identified evidence of a brown long-eared bat roost within the loft space, with DNA analysis confirming approximately 100 mixed-age droppings belonged to this species. The Ecologist is satisfied that an appropriate level of survey effort has been undertaken, including dusk emergence surveys, which recorded bat activity within the wider site and surrounding habitats. The Ecologist accepts the report's conclusion that the development would result in the loss of a day roost used by individual or low numbers of brown long-eared bats.

The Ecologist advises that a European Protected Species Licence will be required before the development can lawfully proceed and is satisfied that there is no reason to conclude that Natural England would be unlikely to grant the necessary licence. In accordance with the requirements of the NPPF and Policies CP3, CP7 and TB23 of the Core Strategy, mitigation, compensation and enhancement measures recommended within the submitted ecological reports should be secured by condition. A condition is also recommended requiring a bat-sensitive external lighting scheme to ensure that foraging and commuting bats are not adversely affected.

The surveys also recorded nesting jackdaws within a chimney stack. Works affecting nesting habitat have the potential to impact protected nesting birds. Subject to the implementation of the avoidance, mitigation and compensation measures set out within the ecological reports, including provision of replacement bird nesting features, the proposal is not considered likely to result in an unacceptable impact on protected bird species.

As such, subject to conditions, the proposal is not considered to result in unacceptable impacts on biodiversity or protected species and is therefore considered to accord with the NPPF and Policies CP3, CP7 and TB23 of the Core Strategy.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	13 August 2026
Earliest date for decision:	21 July 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.09.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant