

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251844
Site Address:	216B Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD
Expiry Date:	9 October 2025
Site Visit Date:	4 March 2025
Proposal: Application to vary condition 2 and 4 of planning consent 250311 for the Householder application for the proposed erection of a two-storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage. Conditions 2 and 4 refers to approved drawings and obscure glazing. The variation is to make minor internal room allocations and alterations and place bathrooms to external walls to allow obscure glazed windows to be added, and minor window changes with 2 no. additional windows at ground floor plus 1no. rooflight.	

PLANNING CONSTRAINTS

Finchampstead – Modest Development Location

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
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 CC06 – Noise CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development CE3 – Environmental standards for residential development FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage

	NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection HC7 – Light pollution HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
250311	Householder application for the proposed erection of a two storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage.	Approved 01/07/2025

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC Landscape and Trees – No objections
WBC CIL – Development is CIL liable
WBC Ecology – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	A resident pointed out that the block plan submitted was not consistent with the originally approved footprint of the development. This has since been amended with a revised plan.

APPRAISAL

Site Description:

Two storey dwelling linked by garage.

Proposal Description:

This application seeks approval to vary conditions 2 (approved details) and 4 (obscure glazing) of application 250311. Specifically, the following changes are proposed:

- Minor internal room allocations and alterations, resulting in bathroom windows placed on the eastern elevation of the dwelling.
- 2no. additional windows proposed at ground floor level.
- 1no. additional rooflight on the flat roof of the consented rear extension.

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:

As the proposed alterations/additions to fenestration are located on the side elevations of the dwelling, there would be no legible public viewpoints of the changes. Therefore, this negligible visual impact would have an acceptable impact on the prevailing character of the area.

Neighbouring Amenity:

The additional first floor windows proposed overlook onto the blank hipped roof form of no.218 Nine Mile Ride and would be obscure glazed and limited in opening height, limiting any adverse overlooking opportunities.

The ground floor windows would outlook onto the boundary treatment shared between the dwelling and no.218 (1.8 metre close boarded fencing), also limiting any adverse overlooking opportunities.

Overall, there are no further neighbouring amenity concerns raised as a result of the proposed development.

Highway Access and Parking Provision:

The proposed variations raise no concerns on these grounds.

Amenity Space:

The proposed variations raise no concerns on these grounds.

Flooding and Drainage:

The proposed variations raise no concerns on these grounds.

Landscape and Trees:

The proposed variations raise no concerns on these grounds.

Ecology:

The proposed variations raise no concerns on these grounds.

Conclusion:

Overall, the proposed variations are acceptable and comply with the development plan. Subject to the varied conditions discussed above, this application is recommended for approval.

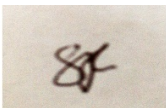
Community Infrastructure Levy (CIL):

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:	Approval
Date:	19 September 2025
Earliest date for decision:	10 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19.9.25